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24th July 2015

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Dear Sara-Kay,

Station Approach, Winchester – Ecological Appraisal

Thank you for commissioning EPR to carry out an initial ecological assessment of land at Station Approach, Winchester, to contribute towards the design phase of proposals for regeneration of the area.

I understand that survey works are required to identify ecological constraints potentially associated with the proposals, as part of a feasibility study for the project. No formal plans are currently in place, but aspirations for the scheme include development of two areas, with a scope which may cover the provision of office, residential and retail space and associated parking. A further two areas would potentially be subject to infrastructure improvement and regeneration as part of the plans.

The Station Approach project is considering an area of approximately 5 hectares in central Winchester, centred upon National Grid Reference SU 478 300 (as shown on **Map 1**). It encompasses the current Cattle Market carpark, car parking alongside the western side of Winchester train station, the current Winchester Records Office and former registry office buildings and their surrounds, as well as parts of the B3044 (Stockbridge Road), B3330 (City Road), B3045 (Worthy Lane) and B3420 (Andover Road) roadways which connect these locations, extending as far as the B3330 junction with Jewry Street in the east and a short way south to the Discovery Centre (**Map 2**). For ease of reference, the study area has been split into interest areas 1-4, where land parcels 2 and 3 are potential locations for sustainable redevelopment and 1 and 4 proposed for infrastructure improvement.

In order to identify potential ecological constraints and opportunities associated with any emerging proposals, I completed an initial Ecological Appraisal of the potential redevelopment area (as shown by the redline boundary on **Map 2**) and the predicted likely Zone of Influence of redevelopment works (hereafter “the Site”). This letter provides a summary of the survey methods, results and initial arising recommendations with regards to ecology.

Zone of Influence

In order to identify the full extent of potential ecological issues associated with redevelopment of the Site, I have considered the likely Zone of Influence (ZoI) of the proposals (CIEEM, 2006; **Appendix 1**).

Taking into account the type and scale of redevelopment currently proposed, I consider that the potential Zone of Influence of the scheme, for the majority of biophysical changes, is likely to extend to the existing Site redline boundary (**Map 2**) and immediately adjacent land. This area will be the focus of the redevelopment works.

An exception to this could be where residents of any new development may pursue recreational activity on nearby sites designated for nature conservation, potentially up to 5km or more from the Site boundary (shown on **Map 1**).

The ZoI of the redevelopment proposals for bats is unlikely to extend beyond the Site boundary and immediately adjacent habitats, except for where changes to habitats and environmental conditions on Site may impact upon bat roosts within the local area, due to increased lighting or loss of commuting/foraging habitat upon which local roost(s) may be dependant.

Relevant Guidance, Legislation and Policy

Legislation and policy relevant to Ecological Appraisal of the proposed works at the Site is set out under **Appendix 1** and summarised below.

In undertaking this assessment, I have referred to best practice guidance, including that detailed within the Guidelines for Ecological Impact Assessment (EcIA) in the United Kingdom (CIEEM, 2006) and the Bat Conservation Trust (BCT) Bat Surveys, Good Practice Guidelines 2nd Ed. (BCT, 2012).

In preparing my recommendations, due consideration has been given to relevant wildlife legislation, planning policy and nature conservation priorities, both national and international, including:

- The National Planning Policy Framework (NPPF);
- National and international wildlife legislation, including the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations') and the Wildlife and Countryside Act 1981 (as amended);
- Biodiversity conservation priorities under the Natural Environment and Rural Communities (NERC) Act 2006, and UK and Hampshire Biodiversity Action Plans (BAPs); and
- Nature conservation policy under the local planning system, namely that detailed within the Winchester District Local Plan Part 1 - Joint Core Strategy (2013).

Methodology

Methods employed during the Ecological Appraisal are set out under **Appendix 2** to this document and described in further detail, where necessary, below. The Ecological Appraisal comprised of a

desktop study, followed by a site visit to complete a walkover survey. I visited the Site on the 22nd of June 2015.

Desktop Study

As part of the desktop study, a data request was submitted to the Hampshire Biodiversity Information Centre (HBIC) to identify records of sites designated for their conservation value as well as existing notable and European Protected Species records within 5km of the Site.

Designated Sites
The locations of designated sites identified during the search are shown on **Map 1**.

Statutory
The Site lies in relatively close proximity to the River Itchen Special Area of Conservation (SAC) (approximately 600m at its closest point). The SAC covers the channels of the River Itchen which flow north-south through the city to east of the Site. It is designated for its chalk river habitat which supports a number of notable faunal species identified as qualifying features for the site, including White-Clawed crayfish, Southern Damselfly, Brook Lamprey and Otter (listed within Annex 2 of the Habitats Directive 2010). The site is also designated a Site of Special Scientific Interest (SSSI). The designation covers parts of the river valley, extending up to 500m from the river, primarily along its eastern side. Its boundary marks the border of the South Downs National Park.

Three more SSSIs are located within 5km of the Site; St Catherine's Hill, Cheesefoot Head and Crab Wood, approximately 2.2km south-east, 4.8 south-east and 4km west of the Site respectively. A nearby separate portion of Crab Wood is also a designated Local Nature Reserve (LNR). Shawford Down LNR is located 4.9 km south-west of the Site. A summary of habitat information, notified features and conditions for these designations is given **Table 1** below.

Table 1 *– Summary Of SSSI and LNR Nature Conservation Designations with 5km of the Site.*

Site Name	Designation	Distance from Site (km)	Habitats	Notified Features	Current Condition
St Catherine's Hill	SSSI	2.2	Calcareous grassland and built up areas/gardens.	• CG2 - *Festuca ovina* - *Avenula pratensis* lowland calcareous grassland. • CG3 - *Bromus erectus* lowland calcareous grassland.	84% favourable. 11% unfavourable recovering. 4% destroyed.
Cheesefoot Head	SSSI	4.8	Lowland calcareous grassland.	• CG2 - *Festuca ovina* - *Avenula pratensis* lowland calcareous grassland • CG6 - Dry grassland/ scrub transitions (MG1-related, CG2d-related) • Populations of nationally scarce butterfly species - Duke of Burgundy *Hamearis Lucina*.	91% favourable. 9% unfavourable declining.

Site Name	Designation	Distance from Site (km)	Habitats	Notified Features	Current Condition
Crab Wood	SSSI and LNR	4	Mixed broadleaved woodland.	• Invertebrate assemblage • Populations of nationally scarce butterfly species - Purple Emperor *Apatura iris*. White-letter Hairstreak *Satyrium w-album*. • W10 - *Quercus robur - Pteridium aquilinum - Rubus fruticosus* woodland.	100% favourable.
Shawford Down.	LNR	4.9	Chalk grassland and scrub.	Chalk downland plants and butterflies.	N/A

Non-Statutory

In addition to the above, multiple Sites of Importance for Nature Conservation (SINCs) have been designated within 5km of the Site. The closest of these is Clausentum Road Fen and Wood which lies 1.6 km south-east of the Site and is designated for its populations of Cetti's Warbler, Bullhead, and Brook Lamprey. The site is also encompassed within the boundaries of the Itchen River SSSI. A full list of SINCs identified during the desktop study is available on request.

Recommendations with regards to designated sites

Designated nature conservation sites, are protected from damage resulting from development by the provisions of the Habitats Regulations (2010) in the case of SACs as well as national legislation and planning policy in the case of nationally important sites. International designations are subject to particularly stringent measures (**Appendix 1).** Under the provisions of local planning policy, the Local Authority will support any development "…protecting sites of international, European, and national importance, and local nature conservation sites…".

It will therefore be necessary to assess whether any future redevelopment plans at the Site represent a significant risk in terms of potential negative impacts on sites designated for their nature conservation interest in the locality. It is likely that this will take the form of an Ecological Impact Assessment (EcIA) of forthcoming project proposals, which would assess ecological constraints and opportunities presented by the project, both onsite and in the wider Zone of Influence. Should the potential for likely significant impacts on the River Itchen SAC be envisaged measures will be required to avoid any such potential impacts and the information set out in a document to allow the competent authority, in this case the Local Planning Authority, to undertake and Habitats Regulation Assessment.

Protected/Notable Species Records

Relevant protected species records are shown on **Maps 3** (bats only) **and 4** (excluding bats) and discussed further in the below text, as appropriate. For the purposes of this assessment, relevant records are considered to be those of species with potential to use habitats present on Site which originate from within a ten year period of the data search. A full list of records returned can be made available on request.

Habitats and Botany

Map 2 shows habitats recorded at the Site during the Appraisal survey. Target notes (**TN**) are given as **Appendix 3** and photos as **Appendix 4**. Habitats and features recorded during the site survey are described for each of the Interest Areas below.

Area 1 – B3330 City Road

The area encompassed by the current redline boundary around City Road comprises primarily the roadway itself and pathways: hard standing with no ecological value. A single Silver Birch tree is present on the corner of City Road and Hyde Street. This tree is relatively immature and does not provide appropriate structure or roosting features to support protected species. It is therefore considered to be of negligible ecological value.

At the time of survey, the primary ecological consideration identified in this area was the presence of buildings along both sides of the road: of varying ages and states of repair. These buildings may need to be considered further in terms of potential ecological value to bats and birds, as discussed in the Protected Species section below.

Area 2 – Current Records Centre and Surroundings

Area 2 is primarily occupied by a block of development, in the north-east of which is the current Winchester Records Office (**TN1**). To the north-west of here is the former Registry Office building (**TN2**). The buildings are considered further in **Table 2** below. The remainder of the block comprises hard standing and dirt carparks as well as landscaped and natural vegetation.

The majority of vegetation in Area 2 comprises planted semi-mature trees of an ornamental maple variety. These are present alongside the south of City Road (north of the Records Centre) and in the south-eastern dirt carpark and alongside the main walkway heading east from the train station. A group of semi-mature Silver Birch trees is present within an ornamental garden area west of the Records Centre. Due to their limited structure and lack of roosting features, these trees are of limited ecological value, although they may provide some cover for protected species activity, as identified below.

A line of mature trees (**TN3**) and shrubs is present alongside the south-western hardstanding carpark in the Records Centre block. This stands on a bank on top of a retaining wall. Species present include Sycamore, Horse Chesnut and a ground covering of Ivy. Many of the trees present support a thick ivy covering. The potential significance for this feature for species including birds and bats is noted in **Table 2** below.

To the south-east of the block, bordering the east of the dirt carpark is an ornamental planted bank (**TN4**), at the top of which is a mature Laurel hedge. Interspersed along its eastern length are a number of semi-mature ornamental Maples. A relatively sparse ground flora covering is present on the slope of the bank. As above, the potential value of this feature is noted in **Table** 2 below. A further small area of ornamental planting is present to the south of the former Registry Office which, along with managed amenity grass in the area, is of negligible ecological value.

Outside of the main block, Area 2 is mostly occupied with hardstanding roads and pathways of no ecological value. Also encompassed within the red line are a number of buildings bordering the City and Andover Roads. A railway bridge (**TN5**) is present over the B3044 and B3330 roadways (between Areas 2 and 4). These features are considered in **Table 2** below.

Final features of note in this area are further vegetated banks which lie either side of the Stockbridge Road (**TN6**). These are occupied by a scattered mature Sycamore and Sweet Chesnut trees as well as semi-mature scrub comprising Bramble, Common Nettle, Ivy and Field Maple, amongst other ornamental and native ground flora. This feature may offer some value for protected species (noted in **Table 2**).

Area 3 – Cattle Market Carpark

The majority of Area 3 is occupied by hardstanding carpark with no ecological value. A number of features with potential to support Protected Species are present including two buildings: the current Winchester Conservative Club (**TN7**) and a small workshop (**TN8**) located in the southern carpark with adjacent trees (**T1**), as well as onsite and boundary vegetation, as considered in **Table 2** below.

Access to the Conservative Club and its grounds was not permitted during the survey, but an initial building appraisal was conducted at a distance and consideration of aerial photography suggests that greenspace behind the building comprises managed amenity grass with little ecological value. Full appraisal of this area will be required should project proposals plan to impact upon it.

Remaining vegetation in Area 3 includes a mature scrub bank with mature trees (**TN9**) which borders the northern boundary. Species present include Horse Chesnut, Field Maple, Ivy, Bramble and Perennial Rye Grass. Behind this is a sheltered pathway which runs the length of the northern/north-eastern area boundary. The southernmost extent of a mature treeline comprising Horse Chesnut and semi-mature scrub, which borders the eastern aspect of the Winchester Hotel carpark (**TN10**), is incorporated into the north of Area 3. To the south of here, between the two carpark entrances, are two small patches of amenity grass with mature trees and shrubs (**TN11**). A semi mature treeline borders the southern carpark boundary. In front of this a low-level wooden panel fence which runs the length of the southern carpark boundary and supports a thick ivy covering (**TN12**). Mature Bramble, Nettle and Ivy scrub is present to the east of the workshop building. These features offer potential value to bats and birds as discussed below. Scattered semi-mature trees along the western boundary of the carpark area are not considered to be of value for bats, but may offer limited bird nesting opportunities.

Area 3 also encompasses roadways and paths along parts of the B3045 Worthy Lane and Andover Roads. Vegetation in these areas is restricted to short-cropped amenity grass verges of negligible ecological value. Residential and commercial buildings bordering the area boundary are likely to offer value to roosting bats and nesting birds.

Area 4 – Station Carpark

Area 4 is largely occupied by a hardstanding car park serving Winchester train station. The area also encompasses part of the B3044 Stockbridge Road which is directly bordered by pathways on both sides. In the north of the area is a small patch off scrub (**TN13**) alongside a private hardstanding driveway. A bank supporting a mature treeline (**TN14**) including Sycamore, Field Maple and rough grass is present to the south of the roadway, above a brick retaining wall which runs alongside the path. A similar bank with Lime, Guelder Rose, Buddleja, Field Maple, Sycamore, Ash and Ivy runs outside the area boundary to the south-west of the carpark. This is contiguous with vegetation running southwards along the railway embankment. Mature vegetation banks may represent valuable features for bats/birds in this area (see **Table 2**).

In the north of the area, the Stockbridge road is bounded by residential properties of various ages. The Winchester MOT Centre is located adjacent to the eastern carpark boundary, alongside the

railway. Recommendations with regards to roosting bat and nesting bird potential are described for these features under **Table 2** below.

Recommendations with regards to habitats and botany
No botanical species or habitats of conservation importance were noted during the survey. In general, hardstanding and ornamental planting/amenity grass areas within the Site are not considered to support features of ecological interest and therefore do not present any ecological constraints to redevelopment plans.

Mature treelines, scrub vegetation and planted semi-mature trees within and surrounding the site offer potential to support breeding birds and may be of some value to other wildlife including bats, as discussed further in the Protected Species section below.

Existing mature and semi-mature trees, shrubs and scrub features should be retained, as far as is possible as part of redevelopment proposals, in relation to their potential value for Protected Species, particularly those included under **Table 2** below.

To achieve this, suitable root protection areas should be introduced around mature vegetation during the construction phase of redevelopment. To further protect and improve its value, sensitive management techniques should be employed as part of the maintenance of onsite and boundary vegetation, whereby, in the main pruning and hedge trimming should be light and carried out by hand, on a rotational basis to avoid significant impacts on vegetation structure.

There is also considerable scope to incorporate botanical enhancements into the scheme, as discussed below.

Protected Species
As part of the Ecological Appraisal, the potential for habitats with the Zone of Influence to support protected species was also assessed. This included an initial scoping of onsite and boundary buildings and vegetation for their potential to support bats and nesting birds. Results and recommendations in relation to relevant protected species considerations are provided below.

Bats
The below preliminary assessment of the bat roosting opportunities offered by onsite and boundary features has been made based upon methods outlined within **Appendix 2**.

A number of buildings are currently located within the Site redline boundary. Many more are adjacent to the redevelopment area, and thus within the potential ZoI of the scheme. An initial scoping inspection identified that many of these are likely to support features suitable to support roosting bats. Mature and semi-mature treelines, scrub vegetation and some man-made boundary features may provide suitable cover and insect foraging resources to support foraging and commuting bat activity.

Table 2 summarises the results of initial bat scoping work. Further survey is recommended where the listed features are potentially to be affected by redevelopment works/any altered lighting scheme in the area.

Table 2 – *Summary Of Initial Bat Scoping Work Results*

Interest Area	Feature	Description	Potential Value	Further Action Required
Area 1	Buildings either side of City Road, alongside area redline boundary.	Various designs/ages/states of repair.	Probable features suitable to support roosting bats and nesting birds.	Bat Building Inspection/ Bat Activity survey work as appropriate.
Area 2	Records Centre Building	Modern brick/ glazed construction, multiple storey, multiple roof pitches (metal sheeted).	Potential limited features suitable to support roosting bats and nesting birds.	Bat Building Inspection.
	Former Registry Office	2-storey rendered brick building. Hipped, tiled/flat, metal-sheeted roof sections. Probable roof void.	Potential features suitable to support roosting bats and nesting birds.	
	Mature treeline alongside carpark (**TN3**).	Several mature trees with thick ivy covering.	Vegetation with potential to support nesting birds and bat foraging/commuting activity.	Bat Tree Inspection
	Semi-mature ornamental Maples and ornamental hedge/planting **(TN4**).	Scattered planted Maples and hedge bank.	Potential cover for foraging/commuting bats. Limited bird nesting potential.	Include in Bat Activity survey.
	Other onsite and boundary buildings**.**	Various designs/ages/states of repair.	Probable features suitable to support roosting bats and nesting birds.	Bat Building Inspection/ Bat Activity survey work as appropriate.
	Railway bridge (**TN5**).	Brick-built, single arch witch brick façade and retaining walls. Good condition. Lit and disturbance from road.	Possible limited value to roosting bats in mortar cracks etc.	Bat Inspection.
	Mature tree banks (**TN5**).	Banks supporting mature treelines with developing scrub ground flora.	Possible features suitable to support roosting bats. Potential cover for foraging/commuting bats. Limited bird nesting potential.	Tree Inspection. Include in Bat Activity survey.

Interest Area	Feature	Description	Potential Value	Further Action Required
Area 3	Winchester Conservative Club	2-storey painted brick building. Hipped, tiled/flat, concrete roof sections. Probable roof void(s).	Probable features suitable to support roosting bats and nesting birds.	Bat Building Inspection.
	Southern Carpark Workshop	2-storey brick building. Hipped, tiled roof. Ivy covering southern/eastern aspects. Probable roof void.	Probable features suitable to support roosting bats and nesting birds.	Bat Building Inspection.
	Trees (**T1**).	**T1** - Mature sycamore trees with thick ivy covering	Potential to support roosting bats/nesting birds. Provide additional shelter/cover alongside building.	Bat Activity Survey.
	Northern boundary tree bank/pathway (**T9**).	Dark corridor behind vegetation/ boundary wall. Some connectivity to wider landscape (railway embankment).	Potential to support nesting birds and bat foraging/commuting activity.	Bat Activity Survey.
	Southern boundary incorporating mature (**TN10**) /semi-mature treelines and fence (**TN11+12**).	Corridor of vegetation with diminishing structure/ maturity to south. Probably brightly lit. Some connectivity to wider landscape.	Some potential to support nesting birds and bat foraging/commuting activity.	Bat Activity Survey.
	Buildings along Andover and Worth Lane roads, alongside area redline boundary.	Various designs/ages/states of repair.	Probable features suitable to support roosting bats and nesting birds.	Bat Building Inspection/ Bat Activity survey work as appropriate.
Area 4	Mature treeline south of Stockbridge Road (**TN14**).	Corridor of vegetation with some connectivity to the wider landscape.	Potential to support nesting birds and bat foraging/commuting activity.	Bat Activity Survey.

Interest Area	Feature	Description	Potential Value	Further Action Required
Area 4 contd…	Boundary vegetation in southwest of carpark.	Corridor of vegetation connecting to railway embankment.	Potential to support nesting birds and bat foraging/commuting activity.	Bat Activity Survey.
	Winchester MOT Centre **(TN15**).	Single storey brick building with single-pitched tiled roof.	Probable features suitable to support roosting bats and nesting birds.	Bat Building Inspection/ Bat Activity survey work as appropriate.
	Boundary buildings along Stockbridge Road.	2-storey, brick modern and c. Victorian terraced housing and flats. Single storey brick building fronting Road.	Possible features suitable to support roosting bats and nesting birds.	Bat Building Inspection/ Bat Activity survey work as appropriate.

Records of bats of up to 9 species were returned within 5km of the Site (**Map 4**). Many of these are accurate to 1-2km only, but, due to the nomadic nature of bats, the location of multiple records in the vicinity of the Site suggests it is likely that bats are using the area.

Recommendations with regards to bats

All bats are European Protected Species, protected under the provisions of the Wildlife and Countryside Act (1981) (as amended) and Habitats Regulations (2010). It is an offence to kill, injure or disturb any bat or disturb or destroy a roost, whether active or not. Several bat species are also names as priorities under the UK and Hampshire BAPs (**Appendix 1**).

In accordance with legislation and policy, it will be important to ensure that any future redevelopment scheme for the Site will not exert significant negative impacts on bat species. Given the above-identified features with potential value for bats, I would therefore recommend that further survey work be conducted in order to assess their use of the Site.

As mentioned above, further survey work is recommended only for those onsite and boundary features which will be potentially impacted by redevelopment works. We would be able to assess these likely impacts and advise as to an appropriate scope of works once plans are available for the Site. Those activities with potential impacts upon bats may include but are not limited to removal/significant management of vegetation, building demolition, remodelling or significant disturbance and increases in lighting.

Further survey work would comprise the completion of Bat Building/Tree Inspections and/or activity surveys, as appropriate. A preliminary assessment of works required for each feature is indicated within **Table 2**. Bat Building/Tree Inspections are the initial stage of survey and comprise a detailed daytime assessment of buildings/trees by a suitably-qualified ecologist in order to identify evidence of bat roosting activity or features suitable to support roosting bats and identify the need for further bat activity survey work to fully assess any potential roosting bat assemblage. Building/tree inspection works can be carried out throughout the year, but may provide more useful data during the peak activity season which runs from May to September inclusive. Access would be required to

internal areas of any affected buildings as part of any inspection survey, particularly to internal void spaces including lofts and basements. For this reason, it may be more appropriate to omit this stage for boundary buildings outside the Site ownership and assess them by way of bat activity surveys, dependent on the extent of works/disturbance proposed for these features.

Bat activity surveys would be employed to assess the use of habitat features by foraging and/or commuting bats and further investigate buildings/trees identified during initial inspections as having potential to support roosting bats. The surveys would likely comprise a mixture of fixed point and transect surveys to fully assess the onsite bat assemblage in accordance with future redevelopment plans. To investigate potential roosting features, surveyors would be positioned at previously-identified vantage points, with uninterrupted sight lines of the building/tree, to observe any bats as they exit/re-enter roosts and record any bat activity in its vicinity. Transect surveys would assess the use of the Site by foraging and commuting bats and identify any important onsite/boundary features which support this activity. During transects, surveyors would walk a suitable route encompassing all relevant onsite and boundary areas and recording any bat activity encountered. BCT guidelines state that bat activity surveys must occur within the peak bat activity season, which runs from May to September inclusive, and should be spread evenly within this window.

Results of further survey work would be used to provide an overall assessment of potential impacts of redevelopment proposals on bat species at the Site and are likely to be reported upon as part of any future EcIA for the site.

Please note that, should evidence of bat roosting/ significant foraging and/or commuting activity be recorded during surveys at the Site it will be necessary to design a robust programme of mitigation measures and it may be necessary to obtain a European Protected Species Mitigation Licence from Natural England to allow the redevelopment works to proceed lawfully. We would be able to advise further as to this requirement as and when necessary as surveys works proceed.

Nesting Birds
As shown in **Table 2**, many of the onsite and boundary features identified as suitable to support bats may also support bird nesting activity. These include mature and semi-mature vegetation and onsite and boundary buildings. Due to the limited extent of vegetation available, it is likely that any birds supported would be small numbers of common garden species. Some bat roosting features and internal building areas may have potential to support bird nesting activity by species such as House Sparrow (red-listed under the Birds of Conservation Concern (BOCC) and a Species of Principal Importance under Section 41 of the NERC Act (2006)).

Several records of notable bird species for which the Site may provide suitable nesting habitat including House Sparrow, Song Thrush, and Common Starling, amongst others, were returned within 5km of the Site (**Map 3**). The species recorded are afforded various levels of designation/protection, ranging from listings under BOCC to Section 41 of the NERC Act.

Recommendations with regards to breeding birds
In addition to species-specific designations, all breeding birds are protected from disturbance and harm under the provisions of the Wildlife and Countryside Act (1981) (as amended). The potential for disturbance to breeding birds during redevelopment works should therefore be considered, especially where plans are to affect vegetated areas and buildings.

In order to avoid potential disturbance to breeding birds, any necessary removal and management of vegetation with potential to support nesting activity should be minimised. Building demolition

activities and vegetation removal should be completed outside the breeding bird season, which runs from March to September inclusive.

Should it be necessary to complete removal of potential nesting habitat within the breeding season, a nesting bird check will be needed. It is likely that evidence of current nesting activity would be recorded as part of Bat Building/Tree Inspections, providing an initial indication of bird considerations at the Site. However a further check would also be required no earlier than 24 hours prior to commencement of disturbing works to potential nesting features. The check would entail a site visit by a suitably-qualified ecologist, in order to inspect affected areas for active nests or signs of breeding bird activity. If breeding activity is identified during the survey, a suitable buffer zone would be introduced around the area, within which no disturbing works can proceed until a repeat visit by a suitably-qualified ecologist has confirmed all chicks have fledged.

Common Species of Reptile
Rough grassland and scrub vegetation with suitability to support common species of reptile is restricted to ground vegetation along tree banks and a few scattered patches across the site. These features are largely heavily shaded and isolated from the wider landscape, in terms of potential reptile movement, due to the presence intersecting road and rail infrastructure and development. Onsite habitats are subject to significant disturbance from frequent footfall and traffic. The desktop study returned reptile records only from between 2 and 5km from the Site. These lie beyond significant barriers including residential development and an extensive road network. In general, therefore, I consider it highly unlikely that reptiles would be using onsite habitats.

An exception to this might be in the north-east of Area 4 where there is small patch of scrub and some open ground with lose connectivity to the railway embankment to the north. However, due to the limited suitability and extent of habitat present, the poor quality of the heavily-shaded habitat offered by the wider embankment and relative isolation of this area, it is considered highly unlikely that reptiles would be present. Similarly, vegetation outside the southern boundary of Area 4 is heavily-shaded and offers limited suitability for reptiles, but connectivity from this feature to the rail embankment to the south is good.

Recommendations with regards to reptile species
Common species of reptile are protected from harm under the provisions of the Wildlife and Countryside Act 1981 (as amended). It will therefore be necessary to ensure that redevelopment works do not risk killing or injury of reptiles.

I would recommend the implementation of precautionary mitigation measures to ensure the small area of scrub in the north of Area 4 is cleared sensitively to avoid any residual risk to reptiles. Clearance works should include the removal of scrub vegetation by a suitably-qualified ecologist prior to the commencement of any nearby redevelopment works. Vegetation should be cleared within the active reptile season, which runs from March to October inclusive, weather depending, by way of strimming to a suitable height of approximately 10cm from the ground, after which the area should be left for at least 48 hours before further works commence, to allow any animals present to disperse. Contractors working in this area should receive a suitable Toolbox Talk to inform during ongoing works. Should redevelopment works be planned which may impact upon vegetation outside the south of Area 4, further consideration of reptile species is recommended, in consultation with a suitably-qualified ecologist.

Badger and Terrestrial Mammals
No evidence of Badger activity or that of any other terrestrial mammals such as Foxes was recorded on the Site or its boundaries during the survey. However onsite and boundary treelines, surrounding gardens, and open grassland within the wider area is likely to provide suitable foraging and commuting opportunities for mammals. Multiple records of Badger and Hedgehog within 2-5km of the Site were returned as part of the data search (**Map 3**).

Recommendations with regards to badger
Badgers and other terrestrial mammals are protected from harm under the provisions of the Protection of Badgers Act 1992 and The Wild Mammals (Protection) Act 1996. I would therefore suggest it would be prudent to introduce suitable measures to protect any potential passing animals during the construction phase of the redevelopment. These should include covering of excavations great than 1 m in depth, or the provision of suitable escape routes in the form of planks placed into holes on a shallow incline, during overnight periods, in case of entrapment. Any fencing incorporated into the redevelopment should also be of slatted design and incorporate a suitable gap (at least 40 cm) at its base to allow for continued movement of mammals through the Site. Further recommendations for Hedgehogs are described below.

Hedgehog
Although no evidence of Hedgehog activity was recorded on site, mature treelines and scrub vegetation may provide suitable shelter for this species. Onsite amenity grassland is likely to provide feeding resources. Surrounding gardens are also likely to support hedgehog activity, as shown by the multiple records of this species in the vicinity of the Site and the wider Weeke and Abbots Barton areas (**Map 3**).

The Hedgehog is a declining species which is protected from killing and cruelty under the provisions of national legislation within the Wildlife and Countryside Act 1981 and Wild Mammals (Protection) Act 1996. They are also listed as a Species of Principal Importance under Section 41 of the NERC Act 2006 and a priority under both the UK and Hampshire BAPs.

Recommendations with regards to Hedgehog
As part of the plans removal/drastic pruning of existing mature shrubs/hedgerows, developing scrub and treelines should be avoided. Where these features are to be affected, this should occur during the active summer season (March to October, weather depending) when temperatures are consistently above 5ºC and be completed under supervision by a suitably-qualified ecologist, as appropriate. Aforementioned fencing and construction phase precautions should also be observed. Further mitigation and improvements for hedgehogs at the Site might also be achieved via the introduction of enhancement measures as described below.

Invertebrates
The Site encompasses habitats with some suitability to support notable invertebrate species, such as mature treelines and scrub. There is an abundance of hardstanding and tarmacked areas which may be suitable for invertebrate basking and mating displays. Onsite habitats are, however, heavily disturbed and of limited structural quality for invertebrate species.

A great number of invertebrate records were returned as part of the desktop study, most relating to Butterfly species for which onsite habitats are considered unsuitable. The only Butterfly for which the Site might provide some suitable habitat is the Marsh Fritillary. Records of this species were, however, obtained from a distance of at least 2km from the Site and so, also considering the limited quality of habitat present, this species is unlikely to be present.

Multiple Stag Beetle records were returned within relatively close proximity to the Site. Suitable breeding habitat for this species, in the form of decaying wood, is largely absent, although some more established treelines may support this resource.

It is unlikely that onsite and boundary habitats support a particular wealth of nectar/other foraging resources and there is an absence of valuable invertebrate habitat in the vicinity of the Site.

Recommendations with regards to invertebrates

Given the above assessment, I would consider that the Site is unlikely to support rare/notable invertebrate species except Stag Beetle and that further survey work with respect this this group is not necessary. To preserve/improve any invertebrate interest the Site has to offer, I would recommend that mature vegetation is retained, especially any dead or decaying wood, as far as possible and that management of these areas is minimised/performed in a sensitive manner and/or that, as part of landscaping plans, suitable enhancement measures are incorporated for this group, as described below.

Ecological Issues: Summary of Recommendations in Respect of Identified Constraints and Opportunities

Table 3 summarises features of potential ecological interest identified during the Appraisal survey and recommended actions in view of future redevelopment proposals, including their associated timescales, are detailed below.

Table 3 – *Summary of Recommendations from Ecological Appraisal.*

Ecological Receptor	Recommended Action	Timings
Designated Sites	Produce Ecological Impact Assessment and information for Habitats Regulations Assessment reports for forthcoming project proposals. Deliver programme of mitigation/ avoidance measures for any anticipated significant impacts on designated sites in the locality: to be discussed and agreed with the LPA/ Natural England as part of any planning application.	Following the production of Site proposals and as part of any planning application.
Habitats and Botany	Retain and protect existing mature trees and scrub vegetation, where possible, via root protection areas and sensitive management techniques.	During redevelopment design/implementation and occupational phase.

Ecological Receptor	Recommended Action	Timings
Bats	Carry out further bat survey work for any features detailed under **Table 2** which will potentially be affected by redevelopment proposals. Survey work to comprise, as appropriate: • Bat Building/Tree Inspections • and/or Activity Surveys	Following the production of Site proposals. • Preferably May-September and • Between May and September of any given year.
Breeding Birds	Retain and protect existing mature vegetation, where possible. Complete vegetation removal and disturbing building works outside of the breeding bird season. Nesting bird check to be completed by a suitably-qualified ecologist a maximum of 24 hours before commencement of any potentially disturbing works within the breeding season.	Within redevelopment designs. November-February inclusive. March-October inclusive.
Reptiles	Suitably-qualified ecologist to clear scrub vegetation from the north-east of Area 4 in a sensitive manner and provide Toolbox Talk to contractors. Avoid impacts on the mature treeline to the south-west of Area 4. Where impacts on this feature are necessary, consider potential impacts on reptile species in consultation with suitably-qualified ecologist.	Prior to commencement of nearby disturbing works. March-October (weather depending). Within redevelopment designs. Prior to commencement of disturbing works.
Badger and Terrestrial Mammals (incl. Hedgehog).	Incorporate slatted fencing only with a suitable gap of at least 40 cm at its base. Avoid/minimise removal of scrub and treelines. Implement construction phase precautions to include covering of excavations/provision of suitable escape routes. Complete any necessary removal of vegetation during the active Hedgehog season (March-October) when temperatures above 5ºC, under appropriate supervision.	Within redevelopment design. Within redevelopment design. During the construction phase of redevelopment. During the construction and occupational phases of redevelopment.

Ecological Receptor	Recommended Action	Timings
Invertebrates	Retain as much of the existing mature vegetation as possible and any deadwood. Sensitive maintenance and management of retained areas.	Within redevelopment designs. During the occupational phase of the redevelopment.

Biodiversity Enhancements

In accordance with the aspirations of the NPPF and Local Planning Policy, planners are required to encourage the enhancement and restoration of biodiversity through the planning system. A project of the type and scale proposed at Station Approach lends itself to wealth of opportunities for ecological enhancements. It is likely that a mitigation strategy will require to be produced following the completion of further survey works for the site. Suitable enhancements with regards to specific Protected Species/habitat considerations should be proposed as part of this scheme.

In the meantime, I have identified the following opportunities for enhancements for incorporation into redevelopment of Station Approach, for consideration during the preliminary stages of the project design phase:

- Any future proposed landscaping plans in association with redevelopment proposals should be accompanied by the production of a Landscape and Ecological Management Plan (LEMP) covering recommended planting design and landscaping management, to maximise potential ecological benefits. Valuable landscaping features might include:

    - Incorporation of suitable native plants of local providence into landscape designs. These should include species producing a variety of fruiting bodies to provide feeding resources for birds, invertebrates and bats, amongst other wildlife;

    - The planting of native species hedgerows and scrub, especially where these could improve connectivity through and provide a net gain to existing green corridors around the Site, in accordance with Winchester City Council CP15 and 16;

    - The sowing of a suitable wildflower seed mix such as Emorsgate EM3 in suitable areas of newly-created green spaces, for the benefit of multiple species including invertebrates, reptiles, bats and Hedgehogs; and

    - Incorporation of suitably-designed green/brown roofing and walls into the new building design, offering a wealth of potential benefits to invertebrate populations and birds amongst other wildlife.

- Further ecologically-beneficial features to be incorporated into redevelopment designs, in accordance with Local Plan policies CP15-16, might include:

    - Hedgehog nesting boxes such as a Schwegler Dome or Hogitat, to be installed within suitable cover (under scrub or a mature shrub/at the base of a hedge) in an area with little disturbance and good connectivity to surrounding gardens/woodland eg. near to a hedgeline or connecting area of scrub.

- Bird/bat boxes and roosting features to be affixed to suitable onsite and boundary trees and incorporated into buildings. A scheme should be drawn up to provide mitigation and enhancement in accordance with any bat and/or breeding bird activity recorded at the Site during ongoing survey work.

- Suitable enhancements for Stag Beetle might include:

    - The planting of wildflower seed to provide other invertebrate prey.
    - Provision of deadwood (preferably standing or, if not, in log piles) for breeding habitat with potential additional benefits for reptiles and Hedgehog.

Conclusions and Summary of Ongoing Requirements

An ongoing programme of ecological input will be required to support the upcoming planning application for the Station Approach project and deliver the above recommendations, in lieu of Ecological Appraisal results. Due to the proximity of the Site to several designated Sites and the presence of Protected Species considerations within the potential ZoI of the works (primarily for bats and nesting birds), it is recommended that a full assessment of potential ecological impacts of the proposals be completed and presented in the form of an Ecological Impact Assessment (EcIA). Further survey work recommended under **Table 3** should be completed for inclusion within and to inform the production of the EcIA. If significant impacts on internationally designated sites are envisaged, a Habitats Regulations Assessment may need to be produced. It would be advisable for surveys to be completed and production of the above documentation to begin at the outline design stage, in order to identify any particular ecological considerations for incorporation into designs for any resulting planning application. A recommended approach to further ecological works is summarised in **Table 4** below.

Table 4 – *Summary Of Ongoing Ecological Requirements*

Task	**Timing**
Complete further survey work as recommended under **Table 3**.	Preferably at outline design stage.
Produce Ecological Impact Assessment (and Habitats Regulations Assessment, where required) documents.	For submission with planning application.
Design suitable mitigation strategy (including measures outlined under **Table 3**) for any potential significant negative impacts of proposals.	As part of EcIA, for submission with planning application
Produce Landscape and Ecological Management Plan for proposals.	For submission with planning application.

At this stage, I consider that, should the above-described mitigation measures be implemented at the Station Approach Site, along with suggested enhancement measures for biodiversity, and any mitigation requirements emerging from the Site EcIA and HRA work, existing proposals will accord with the requirements of relevant wildlife and planning policy and legislation. It is therefore not considered that ecological interests should present any significant barrier to redevelopment of the Site.

I trust that the above provides you with sufficient information at this stage. Should you have any further enquiries, please do not hesitate to contact me.

With kind regards

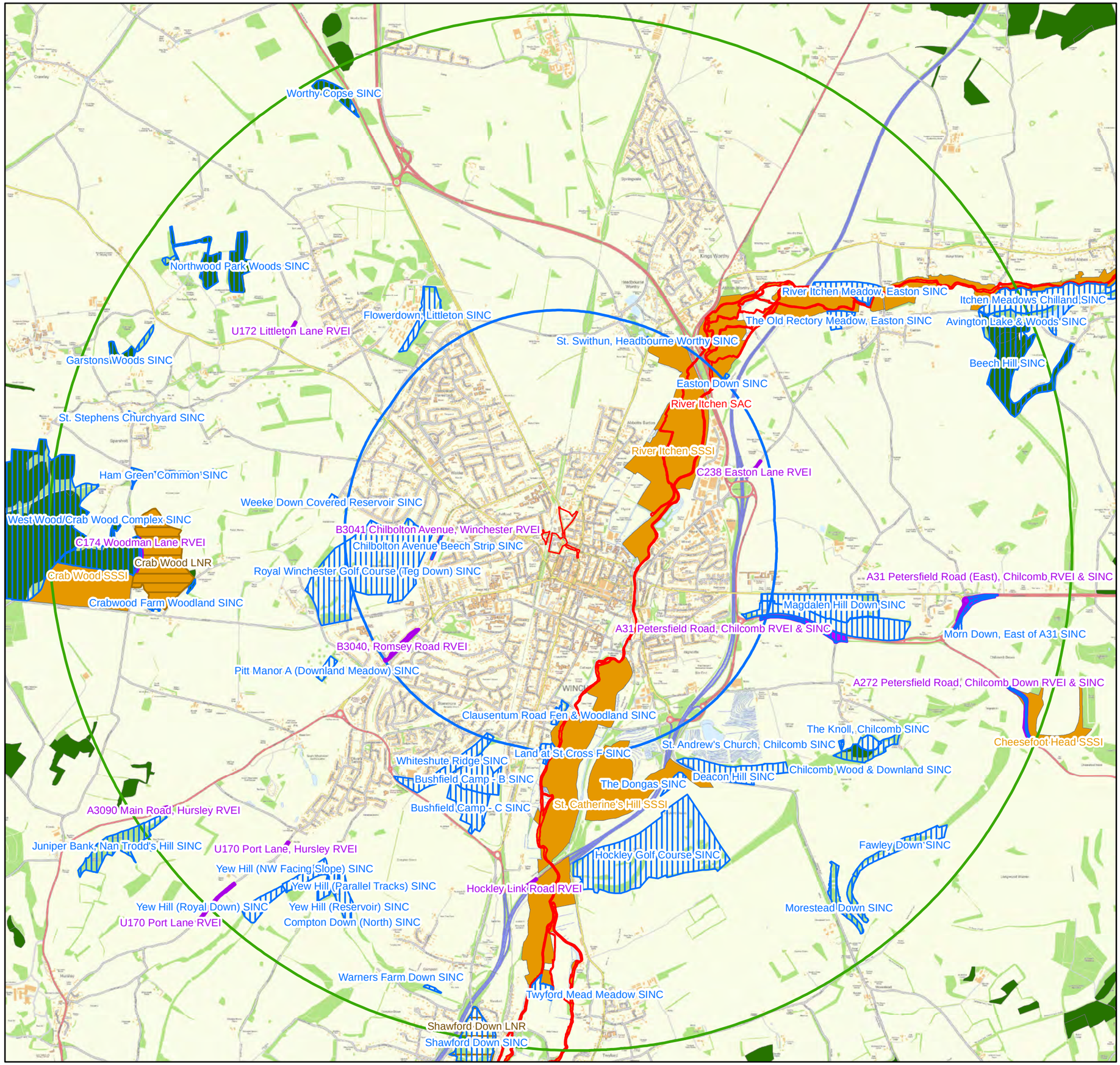
Yours sincerely,

Emma Heath BSc (Hons) PGCert Grad CIEEM
Assistant Ecologist, EPR Ltd

Approved for issue by:

Alison Hogan BSc(Hons) MSc MCIEEM

MAPS AND APPENDICES



MAP 1 Site Location & Nature Conservation Designations

KEY

- SINCs
- RVEI
- Site boundary
- 2km linear distance from site boundary
- 5km linear distance from site boundary
- Special Area for Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Ancient Woodland

SCALE: 1:38,000 at A3

0 500 1,000 1,500 2,000 Metres

N

EPR

Ecological Planning & Research

CLIENT: Winchester City Council

PROJECT: Station Approach

DATE: July 2015

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MAP 2 Habitats and Features

KEY

- Site boundary
- Amenity grassland
- Scrub
- Ground flora
- Ornamental planting
- Bare ground
- Building
- Car park
- Road
- Pavement
- Wooden panel fence
- Brick retaining wall
- Semi-mature tree
- Semi-mature and mature trees
- Target note (with ID)

SCALE: 1:2,000 at A3

0 25 50 75 100 Metres

N

Ecological Planning & Research

CLIENT: Winchester City Council

PROJECT: Station Approach

DATE: July 2015

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MAP 3 Relevant Protected Species Records - Excluding Bats

KEY

- Site boundary
- 2km linear distance from site boundary
- 5km linear distance from site boundary
- Record accurate to 1km. Record is placed at centre of 1km grid square.
- Record accurate to 2km. Record is placed at centre of 2km grid square.
- Record accurate to 10km. Record is placed at centre of 10km grid square.

Birds
- Black Redstart
- Common Bullfinch
- Common Nightingale
- Common Starling
- European Turtle Dove
- House Sparrow
- Marsh Tit
- Peregrine Falcon
- Song Thrush
- Spotted Flycatcher
- Yellow Wagtail

Herptiles
- Common Lizard
- Common Toad
- Great Crested Newt
- Slow-worm

Invertebrates
- Stag Beetle
- Marsh Fritillary

Mammals
- Eurasian Badger
- Hazel Dormouse
- West European Hedgehog
- Yellow-necked Mouse

SCALE: 1:37,500 at A3

0 500 1,000 1,500 2,000 Metres

N

Ecological Planning & Research

CLIENT: Winchester City Council

PROJECT: Station Approach

DATE: July 2015

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MAP 4 Protected Species Records - Bats

KEY

- Site boundary
- 2km linear distance from site boundary
- 5km linear distance from site boundary
- Soprano Pipistrelle
- Pipistrelle Bat species
- Daubenton's Bat
- Noctule Bat
- Brown Long-eared Bat
- Long-eared Bat species
- Serotine
- Natterer's Bat
- Western Barbastelle
- Whiskered/Brandt's Bat
- Unidentified Bat
- Record accurate to 1km. Record is placed at centre of 1km grid square.
- Record accurate to 2km. Record is placed at centre of 2km grid square.

SCALE: 1:37,500 at A3

0 500 1,000 1,500 2,000 Metres

N

Ecological Planning & Research

CLIENT: Winchester City Council

PROJECT: Station Approach

DATE: July 2015

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Appendix 1
Legislation & Planning Policy Relating to Wildlife & Development in England

Contents

This Appendix is intended to provide an overview of the main features of legislation and policy relating to nature conservation in England and the implications for development.

KEY WILDLIFE LEGISLATION

Conservation of Habitats and Species Regulations 2010 (as amended)

The Conservation of Habitats and Species Regulations 2010[1] (known as the "Habitats Regulations") transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the European "Habitats Directive") into UK legislation. These regulations consolidate all the various amendments made to the preceding "Conservation Regulations" 1994 for England and Wales.

The Habitats Regulations were amended by the Conservation of Habitats and Species (Amendment) Regulations 2012.[2]

The Habitats Regulations provide for the designation of both Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) in the UK, which form part of the Natura 2000 network of protected areas across Europe. The Regulations also prohibit the deliberate capture, killing or disturbance of European Protected Species (EPS), which include *inter alia* Dormouse *Muscardinus avellanarius*, Great Crested Newt *Triturus cristatus*, Otter *Lutra lutra* and all native species of bat, and make it an offence to destroy or damage either the nesting or breeding sites of these species. The above actions can be made lawful through the granting of licenses after Natural England (the licensing authority in England) is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild populations of the EPS.

Further information on SPAs, SACs and European Protected Species (Licensing and Protected Species) is provided in the relevant sub-sections of this Appendix.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981[3] is the principal mechanism for the legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. Certain species of bird, animal and plant (including all of the European Protected Species listed above) are afforded protection under Schedules 1, 5 and 8 of the Act. Reference is made to the various Schedules and Parts of this Act (**Table A1.1**) in the section of this Appendix dealing with Legally Protected Species. The Act also contains measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) and public rights of way as well as preventing the establishment of invasive non-native species that may be detrimental to native wildlife.

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[1] The Conservation of Habitats and Species Regulations 2010. Available from: http://www.legislation.gov.uk/uksi/2010/490/contents/made

[2] The Conservation of Habitats and Species (Amendment) Regulations 2012. Available from: http://www.legislation.gov.uk/uksi/2012/1927/contents/made

[3] The Wildlife and Countryside Act 1981. Available from: http://www.legislation.gov.uk/ukpga/1981/69/contents

Table A1.1: Key Schedules of the Wildlife & Countryside Act 1981 (as amended)

Schedule	Protected Species
Schedule 1 Part 1	Protects listed birds through special penalties at all times
Schedule 1 Part 2	Protects listed birds through special penalties during the close season
Schedule 5 Section 9.1 (killing/injuring)	Protects listed animals from intentional killing or injuring
Schedule 5 Section 9.1 (taking)	Protects listed animals from taking
Schedule 5 Section 9.2	Protects listed animals from being possessed or controlled (live or dead)
Schedule 5 Section 9.4a	Protects listed animals from intentional damage or destruction to any structure or place used for shelter or protection
Schedule 5 Section 9.4b	Protects listed animals from intentional disturbance while occupying a structure or place used for shelter or protection
Schedule 5 Section 9.5a	Protects listed animals from being sold, offered for sale or being held or transported for sale either live or dead, whole or part
Schedule 5 Section 9.5b	Protects listed animals from being published or advertised as being for sale
Schedule 8	Protects listed plants from: intentional picking, uprooting or destruction (Section 13 1a); selling, offering for sale, possessing or transporting for the purpose of sale (live or dead, part or derivative) (Section 13 2a); advertising (any of these) for buying or selling (Section 13 2b).
Schedule 9	Prohibits the release of species listed in the Schedule into the wild.

Further information on legally protected species, designated wildlife sites and invasive non-native species is provided in the relevant sub-sections of this Appendix.

Countryside & Rights of Way Act 2000

Many of the provisions of the Countryside and Rights of Way (CRoW) Act 2000[4] have been incorporated as amendments into the Wildlife and Countryside Act (1981) and some provisions have now been superseded by later legislation such as The Natural Environment and Rural Communities Act (2006).

The most relevant changes provided by the CRoW Act include the added protection given to SSSIs and other important sites for nature conservation. Importantly, under the Act it became a criminal offence to "recklessly disturb" Schedule 1 nesting birds and species protected under Schedule 5 of the Wildlife and Countryside Act. It also enabled heavier penalties on conviction of wildlife offences.

[4] The Countryside and Rights of Way (CRoW) Act 2000. Available from: http://www.legislation.gov.uk/ukpga/2000/37/contents

The Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities (NERC) Act 2006[5] was intended to raise the profile of biodiversity amongst all public authorities (including local authorities, and statutory undertakers) and to make biodiversity an integral part of policy and decision-making processes. The NERC Act also improved wildlife protection by amending the Wildlife and Countryside Act 1981.

Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions. This includes giving consideration to the restoration and enhancement of species and habitats.

Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of Principal Importance for the conservation of biodiversity in England[6]. Public authorities have a responsibility to give specific consideration to the S41 list when exercising their normal functions. For planning authorities, consideration for Species and Habitats of Principal Importance will be exercised through the planning and development control processes. Further information on species and habitats of Principal Importance is provided in the relevant sub-section of this Appendix.

PLANNING POLICY & GUIDANCE

Listed below is the main planning policy and government guidance that relates to the conservation of nature and development at all levels of government.

National Level

National Planning Policy Framework (NPPF)

The National Planning Policy Framework[7] sets out the Government's planning policies for England and how these should be applied in local-level policy and decision making. The NPPF has a clear "presumption in favour of sustainable development" (paragraph 14), with a requirement to consider its economic, social and environmental dimensions. This does not apply where development requiring Appropriate Assessment under the Habitats Directive is being considered, planned or determined (paragraph 119).

Section 11 of the NPPF provides guidance on conserving and enhancing the natural environment through the planning system and replaces the preceding *Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation.* It specifies that when determining planning applications, local planning authorities should aim to **conserve and enhance** biodiversity by applying the following principles:

[5] The Natural Environment and Rural Communities Act 2006. Available from: www.legislation.gov.uk/ukpga/2006/16/contents

[6] The S40 list replaces the previously prepared list of habitats and species of Principal Importance for the conservation of biological diversity in England that was published under Section 74 (2) of the Countryside and Rights of Way Act 2000.

[7] DCLG (2012). *National Planning Policy Framework*. Available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- if significant harm resulting from a development cannot be avoided, adequately mitigated or (as a last resort) compensated for, then planning permission should be refused;

- proposed development that is likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should normally be refused;

- planning permission should normally be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland;

- development proposals where the primary objective is to conserve and enhance biodiversity should be permitted;

- opportunities to incorporate biodiversity in and around developments should be encouraged.

In the case of SSSIs and irreplaceable habitats, exceptions *may* be made if it can be clearly demonstrated that the benefits of the development, at this particular site, outweigh the costs in terms of loss or adverse impacts.

Section 11 also specifies that listed or proposed Ramsar sites, potential European sites, and sites identified or required as compensatory measures for adverse effects on designated/listed or potential/proposed European and Ramsar sites should be given the same protection as designated European sites.

Government Circular 06/05: Biodiversity and Geological Conservation

The Government produced Circular 06/05[8] to provide guidance on the application of the law to the conservation of nature. Although the document is in the process of being updated, Paragraphs 98 and 99 remain relevant as they and set out the following principles and obligations:

- The presence of protected species is a material consideration when determining a development proposal;

- Local authorities should consult with Natural England before granting permission, and consider imposing planning conditions or obligations to secure the long-term protection of the species;

- The presence or otherwise of protected species, and the extent to which thy may be affected by the proposed development, must be established before permission is granted;

[8] ODPM (2005). *Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.* Available from: http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity

- Given the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development.

Good Practice & Standards

DCLG Planning Practice Guidance

Revised and updated Planning Practice Guidance (PPG)[9] was launched by the Department for Communities and Local Government (DCLG) as a web-based tool in March 2014 to accompany the National Planning Policy Framework. The webpages are set out in an accessible Q&A format. The PPG consolidates and supersedes existing guidance on a range of planning-related topics, clarifies some of the statements made in the NPPF, and provides links to relevant legislation and other sources of advice.

The Guidance outlines a number of important principles in relation to nature conservation and biodiversity, including the need to integrate biodiversity into all stages of the planning process and to consider opportunities to enhance biodiversity and contribute to the Government's commitments and targets set out in *Biodiversity 2020: A strategy for England's wildlife and ecosystem services* (see below). It also lists a number of issues that should be considered in relation to biodiversity, including local biodiversity plans and strategies, Section 41 species and habitats, the need for ecological surveys, local ecological networks, and statutory obligations with regard to internationally and nationally designated sites – all of which are discussed throughout this Appendix.

The guidance also requires that "an ecological survey will be necessary in advance of a planning application if the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate" and recommends that "local planning authorities should only require ecological surveys where clearly justified, for example if they consider there is a reasonable likelihood of a protected species being present and affected by development."

Other guidance

In addition to the Planning Practice Guidance, various other forms of guidance and standards are available to help manage biodiversity through the development process. Of particular note is *British Standard BS42020:2013 Biodiversity – Code of practice for planning and development*,[10] published in August 2013, which replaces *Planning to Halt the Loss of Biodiversity (PAS 2010): Biodiversity conservation standards for planning in the United Kingdom*.

This document is designed to complement the National Planning Policy Framework and is aimed at organisations concerned with ecological issues throughout the planning process, including local authorities, developers, planners and ecological consultants. It sets out clear, step-by-step recommendations on how to incorporate biodiversity considerations at all stages of the planning process, with a focus on the provision of consistent, high quality and appropriate

[9] DCLG (2014). Planning Practice Guidance. Available from: http://planningguidance.planningportal.gov.uk/

[10] The British Standards Institution (2013). BS42020:2013 Biodiversity – Code of practice for planning and development. Available from: http://shop.bsigroup.com/ProductDetail/?pid=000000000030258704

ecological information, effective decision making, and high standards of professional conduct and competence.

Local Level

The Winchester District Local Plan, Part 1– Joint Core Strategy was produced in 2013 as a strategy for development to guide the use of land in the District. It details two key policies in relation to ecology and biodiversity:

"*Policy CP15 - Green Infrastructure*

The Local Planning Authority will support development proposals which:-

- maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area;
- provide a net gain of well-managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy CP7 and appropriate for the scale of development, through on-site provision which addresses deficits in local green infrastructure provision where appropriate;
- integrates with the green network/grid identified at the District and sub-regional level (as illustrated on Map 9);
- provides a high quality public realm for the local community;
- encourages public access to and within the natural environment where appropriate;
- allows for adaptation to climate change;
- is well planned to allow cost effective ongoing management of the GI;
- links areas of biodiversity;
- is provided at the earliest feasible stage.

Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis."

"*Policy CP16 - Biodiversity*

The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development;

- supporting habitats that are important to maintain the integrity of European sites;

- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas;

- new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.

- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond andadapt to the impacts of climate change; and

- supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys."

BIODIVERSITY PLANS AND STRATEGIES

The NERC Act 2006 places a duty on local authorities to have due regard to biodiversity when exercising their normal functions, and the NPPF requires planning policies to "promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets" (paragraph 117). These targets are set out in a range of biodiversity plans and strategies from the international through to the district level. An overview of the key biodiversity plans and strategies in the UK, and their implications for development, are set out below.

National level

The UK Biodiversity Action Plan 2007 (UK BAP) has been superseded by the *UK Post-2010 Biodiversity Framework*[11] and individual national biodiversity strategies. The UK framework sets out the overarching vision, strategic goals and priority activities for the UK's work towards international biodiversity targets (known as the 'Aichi Targets'), as agreed by 192 parties at the UN Convention on Biological Diversity in 2010. The Framework's overall vision is that "by 2050,

[11] JNCC and Defra (on behalf of the Four Countries' Biodiversity Group) (2012). *The UK Post-2010 Biodiversity Framework.* Available from: http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf

biodiversity is valued, conserved, restored and wisely used, maintaining ecosystem services, sustaining a healthy planet and delivering benefits essential for all people."

In England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*[12] is the national biodiversity strategy, which has the stated mission "(…)to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people." In order to focus activity and assess performance in achieving this mission, Biodiversity 2020 sets objectives relating to terrestrial and marine habitats and ecosystems, species and people. These include:

- Establishing coherent and resilient ecological networks, described as "a network of high quality sites, protected by buffer zones, and connected by wildlife corridors and smaller, but still wildlife-rich, 'stepping-stone' sites";
- Taking targeted action for the recovery of priority species whose conservation is not delivered through wider habitat-based and ecosystem measures ;
- Establishing Nature Improvement Areas and Marine Protected Areas;
- Bringing more SSSIs into favourable condition;
- Reducing environmental pressures by working with sectors such as agriculture, forestry, planning and development.

A network of 48 Local Nature Partnerships have been set up across England to help deliver these objectives.

Note that as these changes are still relatively new, some local plans and government guidance documents/circulars still refer to the UK BAP and 'UK BAP priority habitats and species'. These habitats and species are listed under Section 41 of the NERC Act, and **remain a material consideration in the planning process.** They are now described as 'Species/Habitats of Principal Importance', though they are also commonly referred to as 'Section 41 Species/Habitats' or simply 'Priority Species/Habitats'. Further guidance is given in the relevant sections below.

[12] DEFRA (2011). *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*. Available from: https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services

Local level

Despite the changes to national level biodiversity policy described above, county and district level BAPs still apply. The Hampshire BAP identifies the following priority habitats and species which are relevant to the Station Approach development:

Mammals

- Barbastelle bat
- Serotine bat
- Bechstein's bat
- Pipistrelle bat
- Greater horseshoe bat

Invertebrates

- Stag beetle

Delivering Biodiversity Opportunities

Where practicable, opportunities should also be sought to achieve a **net gain** (i.e. enhancement) of biodiversity. Support for biodiversity enhancement is provided in the Public Authority 'Biodiversity Duty' under the NERC Act 2006 and in the key principles of the NPPF, as described above.

Enhancement projects may not just benefit biodiversity. There are many functional benefits to be won from strategically planned green infrastructure projects such as semi-natural urban green spaces, sustainable urban drainage schemes (SUDS) and green roofs. Planning conditions and obligations are increasingly being used to mandate biodiversity enhancement on or off a development site, either through design or through financial support.

Many ideas for incorporating ecological enhancement into planning and development can be found in the biodiversity action plans and/or strategies relevant to the policy or development area, or through initiatives led by the Local Nature Partnership. At the national level, twelve Nature Improvement Areas were set up in 2012 in order to deliver landscape-scale conservation objectives, and many regions and counties have also identified and mapped 'Biodiversity Opportunity Areas', 'Nature Maps' or 'Strategic Nature Areas' where conservation action such as habitat creation and restoration will deliver the greatest benefits for biodiversity.

Other sources of ideas and opportunities include schemes led by conservation NGOs, such as the Wildlife Trusts' 'Living Landscapes' and the RSPB's 'Futurescapes', which are working in partnership with landowners and local communities across the country to restore ecosystems and ecological networks.

SITES DESIGNATED FOR THE CONSERVATION OF NATURE

There is a hierarchy of nature conservation sites which is based on the level of statutory protection and the administrative level of importance. Other features of nature conservation

interest outside designated sites may also be a material consideration in the determination of planning applications.

Statutory Sites

Internationally Important Sites

Ramsar Sites, Special Areas of Conservation (SAC) and Special Protection Areas (SPA)

The Conservation of Habitats and Species Regulations 2010 (as amended) provide the primary legal basis for the protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) in Great Britain. Ramsar sites are, as a matter of national planning policy, subject to the same strict protection. Any plan or project considered likely to affect a SAC, SPA or Ramsar site must be subject to an assessment, as set out under Regulation 61, and Regulation 102 in respect of Land Use Plans.

Ramsar sites are wetlands of international importance. The majority of terrestrial Ramsar sites in England are also notified as SPAs and/or Sites of Special Scientific Interest (SSSIs).

SACs are sites which support internationally important habitats and/or species listed as being of Community Importance in the Annexes of the EU Habitats Directive 1992. SPAs are sites which support internationally important numbers of bird species listed as being of Community Importance in the Annexes of the EU Birds Directive 1979. Together, SACs and SPAs make up the Natura 2000 network of Sites of Community Importance throughout Europe.

Development Control

Development proposals or damaging activities which may affect a European or international site will be subject to rigorous examination by local planning authorities (or other 'competent authority'), through a process commonly referred to as 'Habitats Regulations Assessment'. The onus is on the developer to provide the necessary information to inform this process.

Under the Conservation of Habitats and Species Regulations 2010 (as amended), the competent authority must determine in the first instance whether a proposed development is likely to have a significant effect on the European or Ramsar site, either alone or in combination with other plans and projects.

If a likely significant effect cannot be precluded on the basis of objective information, the competent authority must undertake an 'Appropriate Assessment' to fully assess these implications against the site's conservation objectives. A precautionary approach must be taken with respect to determining whether or not there would be an impact, and the appropriate nature conservation body (in most cases Natural England) should be consulted. Except in certain exceptional circumstances prescribed by the Regulations where there are imperative reasons of overriding public interest for allowing a development to proceed, the competent authority may not undertake or authorise the plan or project until they have established (based on the conclusions of the Appropriate Assessment) that the activity will not adversely affect the integrity of the European or Ramsar site. This should be the case where no reasonable scientific doubt remains as to the absence of such effects.

Nationally Important Sites

Sites of Special Scientific Interest (SSSI)

The Wildlife and Countryside Act 1981 (as amended) and the CRoW Act 2000 provide the primary legal basis for the protection of Sites of Special Scientific Interest (SSSI). These sites have been designated to capture the best examples of England's flora, fauna, geological or physiographical diversity.

National Nature Reserve (NNR)

NNRs are declared under the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981, as amended by Environmental Protection Act 1990. They are managed to conserve their habitats or to provide special opportunities for scientific study of the habitats communities and species represented within them. NNRs represent the very best parts of England's SSSIs. The majority of NNRs also have European nature conservation designations.

Development Control

A development proposal that is likely to affect nationally important sites will be subject to special scrutiny by the local authority and Natural England. Certain operations may be permitted. Any potentially damaging operations that could have an adverse effect directly or indirectly on the special interest of the site will not be permitted unless the reasons for the development clearly outweigh the nature conservation and/or geological value of the site itself and the national policy to safeguard such sites.

Regionally & Locally Important Sites

Local Nature Reserves

Local Nature Reserves are declared by local authorities under the National Parks and Access to the Countryside Act 1949 as living green spaces in towns, cities, villages and countryside. They provide opportunities for research and education, or for simply enjoying and having contact with nature. LNRs are usually protected from development through local planning documents which may be supplemented by local by-laws.

Nature Conservation in Areas Outside Designated Sites

Various other features exist outside designated sites that are important for the conservation of nature and which are a material consideration in the planning system.

Habitats of Principal Importance in England

Fifty-six habitat types have been identified as Habitats of Principal Importance in England for the conservation of biodiversity under Section 41 of the NERC Act 2006[13]. The NPPF, Government

[13] The S41 List of Species & Habitats of Principal Importance in England is available from: http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx

Circular 06/05, good practice guidance and the NERC Act place a clear responsibility on planning authorities to further the conservation of these habitats. They can be a material consideration in planning decisions, and so developers are advised to take reasonable measures to avoid or mitigate impacts to prevent their net loss and to enhance them where possible. Additional guidance to developers is typically provided in local level planning policy.

Networks of Natural Habitats

Networks of natural habitats link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Examples include rivers with their banks, traditional field boundary systems (such as hedgerows), ponds and small woods. Local planning authorities are encouraged through the NPPF to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats through planning, policies and development control.

Hedgerows

Hedgerows can act as wildlife corridors that are essential for migration, dispersal and genetic exchange of wild species. Hedgerows that qualify as a Habitat of Principal importance under S41 of the NERC Act 2006 are a material consideration in the planning system.

Under the Hedgerow Regulations 1997, it is an offence to remove a hedgerow without submitting a notice to the Local Planning Authority and waiting for their decision. The Regulations are aimed at countryside hedges and do not apply to hedges around private dwellings or where planning permission has been granted for a project that includes hedge removal. Hedgerows that satisfy wildlife, archaeological, historical or landscape criteria qualify as 'important' under the Regulations. If a hedgerow is not important, the Local Planning Authority may not prevent its removal; however, Local Planning Authorities are required under the Regulations to protect and retain Important hedgerows unless satisfied that the circumstances justify its removal.

Trees & Woodlands

Tree Preservation Orders

Tree Preservation Orders (TPOs) may be declared under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999 to protect individual trees and woodlands from development and cutting. TPOs are designed to preserve amenity or landscape conservation. The important of trees as wildlife habitat may be taken into account, but alone is not sufficient to warrant a TPO. For this reason, TPOs do not fit comfortably under the remit of nature conservation. Further guidance on TPOs in relation to development is available from the Department for Communities and Local Government[14].

SPECIES PROTECTION

[14] Office of the Deputy Prime Minister (2000). Tree Preservation Orders: A Guide to the Law and Good Practice. Available from: http://www.communities.gov.uk/publications/planningandbuilding/tposguide

Legally Protected Species

The species listed in the following subsections are protected by law in England. It is essential to determine the presence or likely absence of legally protected species and the extent to which they may be affected by proposed development. This can best be achieved by undertaking surveys early in the planning process. Mitigation measures are required to minimise disturbance to protected species and may necessitate a licence. Natural England offers further detailed advice which can be applied to planning applications that affect protected species[15].

Mammals

All wild mammals are protected against cruelty under the Wild Mammals (Protection) Act 1996, which makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

The following species of mammal, relevant to the Station Approach project are protected further by law in England:

Badger

The Protection of Badgers Act 1992 offers considerable protection to both badgers and badger setts. This legislation was enacted to protect the Badger *Meles meles* against baiting and not as a means of species recovery for it is common in England. It is an offence to cruelly treat, kill or take Badgers, but it is also illegal to intentionally or recklessly damage or disturb a badger sett whilst it indicates signs of current use by a Badger.

Natural England has issued guidance to help developers and their proponents avoid sett disturbance and to identify setts that are in current use[16]. It is important to maintain adequate foraging territory in development proposals affecting badgers as the destruction or severance of large areas of foraging territory could also be taken to include habitat loss. Licences to disturb Badgers and their setts in respect of development may be issued by Natural England provided provisions are made to minimise disturbance.

Bats

There are 18 species of bat in the UK, seven of which are Species of Principal Importance in England. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2010 (as amended). It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;

[15] Natural England. 2011. *Standing Advice for Protected Species.* Available from: http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx

[16] Natural England (2009). Protection of Badgers Act 1992 (as amended) Interpretation of 'Disturbance' in relation to badgers occupying a sett. Available from: http://www.naturalengland.org.uk/Images/WMLG16_tcm6-11814.pdf

Natural England (2009). Guidance on 'Current Use' in the definition of a Badger Sett. Available from: http://www.naturalengland.org.uk/Images/WMLG17_tcm6-11815.pdf

- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;

- Intentionally, or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts) or intentionally or recklessly disturb a bat whilst it is occupying such a place;

- Damage or destroy a breeding site or resting place of a bat; and

- Possess, sell or transport a bat, or anything derived from it.

Development proposals affecting bats or their roosts require a European Protected Species licence from Natural England.

Birds

49 species of bird are listed as Species of Principal Importance in England. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.

Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus,* are Species of Principal Importance in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.

The Smooth Snake *Coronella austriaca* and the Sand Lizard *Lacerta agilis* are the rarest reptile species in Britain. In addition to the protection that is afforded to the widespread species of reptile listed above, these species are protected further under Schedule 5 (Sections 9.4b and 9.4c) of the Wildlife and Countryside Act 1981 (as amended). They are also European Protected Species protected under the Habitat Regulations 2010 (as amended). This legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture Sand Lizards or Smooth Snakes;

- Intentionally, deliberately or recklessly disturb Sand Lizards or Smooth Snakes in such a way as to be likely to significantly affect the ability of any significant group of Sand

Lizards or Smooth Snakes to survive, breed, or rear or nurture their young or the local distribution or abundance of either species;

- Intentionally or recklessly damage, destroy or obstruct any place used by Sand Lizards or Smooth Snakes for shelter or protection, or intentionally or recklessly disturb a Sand Lizard or Smooth Snake whilst it is occupying such a place;
- Damage or destroy a breeding site or resting place of a Sand Lizard or Smooth Snake;
- Keep, sell, or exchange Sand Lizards or Smooth Snakes or their eggs; and
- Deliberately take or destroy their eggs

Development proposals affecting Smooth Snake or Sand Lizard require a European Protected Species licence from Natural England.

Licences for Development

Licences are required to permit activities prohibited under wildlife legislation, namely the disturbance or capture of protected species or damage to their habitats. Natural England is the licensing authority in England. Licences are only issued for certain purposes, which are set out in the law, and only where there is a valid justification. The licences most relevant to development scenarios are discussed below.

Conservation Licences

In the context of development, conservation licences are normally only relevant to mitigation involving the capture of Water Voles or White-Clawed Crayfish. Conservation licences are granted to permit the trapping and translocation of these species on the condition that the development activity is properly planned and executed and thereby contributes to the conservation of the population of the species.

Badger Licences

Licences to disturb Badgers and their setts in respect of development may be issued by Natural England provided provisions are made to minimise disturbance.

European Protected Species Licences

A European Protected Species Licence is required from Natural England to undertake any development that is reasonably likely to result in an offence in respect of a European Protected Species protected under Schedule 2 of the Habitat Regulations 2010 (as amended); including *inter alia* all species of bats, Dormouse*,* Great Crested Newt and Otter. Natural England must be satisfied that the following three tests are satisfied before it will issue a licence covering a European Protected Species:

1. The proposal is necessary to preserve public health or public safety, or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;

2. There is no satisfactory alternative; and

3. The proposal will have no detrimental effect to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Species of Principal Importance in England

943 species have been identified as being of Principal Importance in England for the conservation of biodiversity under Section 41 (S41) of the NERC Act 2006. This list of species includes species found in England which have been identified as requiring action under the now superseded UK Biodiversity Action Plan 2007 (plus the Hen Harrier[17]). While these species may not be legally protected, there is a clear responsibility on planning authorities to further their conservation. These species can be a material consideration in development control decisions and so developers are advised to take reasonable measures to avoid or mitigate impacts to prevent the net loss of these species and habitats and to enhance them where possible. Additional guidance to developers is typically provided in level planning policies.

[17] The Hen Harrier has also been included on the List because without continued conservation action it is unlikely that the Hen Harrier population will increase from its current very low levels in England.

Appendix 2
Ecological Appraisal and Initial Bat Scoping Methodology

Insofar as they are applicable, this Ecological Appraisal has been completed following guidance in the (now Chartered) Institute of Ecology and Environmental Management (IEEM) Guidelines for the Ecological Impact Assessment in the United Kingdom (26 June 2006).

DESK STUDY METHODOLOGY

A desk study was carried out in order to gather and refer to existing biodiversity and contextual information with respect to the Zone of Influence and the wider area. This involved interrogation of internet resources, including the National Biodiversity Network (NBN), aerial photos, current Ordnance Survey maps and the Old Maps online database, where necessary. Reference was also made to local planning policies, strategies and initiatives relating to biodiversity as detailed in **Appendix 1**.

Hampshire Biodiversity Information Centre was commissioned to provide information from their databases on existing data records with full coverage of the Site. Statutory and non-statutory site designations for nature conservation and protected and notable species records were identified within a 5km radius of the Site.

FIELDWORK METHODOLOGY

The field survey was completed by Emma Heath of EPR on 22nd June 2015. The predicted Zone of Influence of redevelopment proposals for the Station Approach project was walked, recording habitats and features of potential value to wildlife and any evidence of, or potential for, protected or notable species or habitats, in accordance with the methods described below.

Land Use, Habitat Types, Vegetation Communities and Flora
Within the study area the land use, habitat types and landscape features (such as hedgerows and veteran trees) were described and mapped. For each main habitat type the dominant vegetation communities were recorded, along with any notable or indicator plant species, (including Japanese Knotweed where present). A preliminary evaluation of the structure, quality and likely management of each habitat or feature was also carried out.

The survey method used to record this information was based on Phase 1 Habitat Survey methodology (JNCC 1993).

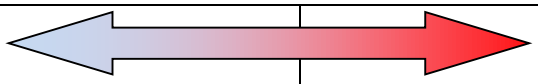
Badgers
Consideration was given to the presence of habitat potentially suitable for supporting Badgers, including woodland and grassland. Potential evidence of the presence of Badgers was looked out for and noted, including earthworks that might be Badger setts, and signs such as dung pits, mammal pathways through ground vegetation and under fences, and hairs on fences.

Bats
Bats use buildings and trees for roosting and breeding and, where present, a preliminary assessment of the potential for these features to support bats was undertaken during the survey in accordance best practice guidance, including that set out within the Bat Conservation Trust's Bat Surveys Good Practice Guidelines

(2012). A summary of the information used to guide and initial assessment of bat roosting potential is given below.

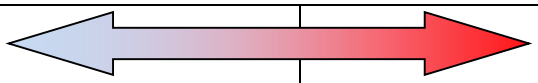
Potential roosting areas may include gaps beneath roof or hanging tiles, in soffits, or beneath the end of ridge tiles, but also under the edge of felt on flat roofs. Features considered during the external inspection, to assess the potential of a building to support a bat roost, are listed below in **Table 2a**:

Table 2a *External features* [1]

Lower Potential  **Higher Potential**	
Modern construction with few gaps	Pre/ early 20th Century construction
Prefabricated with steel/ sheet materials	Pitched roof
Flat roof	Tiled roof with natural gaps
Roof shaded from sun	Hanging tiles or wooden cladding
	Cellar (hibernation potential)
	Bat evidence (droppings/staining etc)

In addition to the features described above, the immediate surroundings of a feature, which will influence its potential to support roosting bats, were investigated. **Table 2b** below describes location factors that may affect a features potential to support roosting bats.

Table 2b *Location factors*[2]

Lower Potential  **Higher Potential**	
Urban setting with few foraging areas	Rural Setting
Industrial sites	Close to woodland and/ or water
Increased lighting	Surrounded by good connective habitat

Assigning potential and value

Information from the initial inspection was used to identify features with potential to support bats and so may require further detailed survey as part of any upcoming planning application.

Foraging habitat and commuting corridors

In addition to the various features described above, other features that may be of value to bats include foraging habitat and commuting corridors. These were noted during the Ecological Appraisal. **Table 2e** outlines foraging and commuting features and their potential value to bats.

[1] See Bat Mitigation Guidelines 2004 (Table 5.1) for further examples.

[2] See Bat Mitigation Guidelines 2004 for further examples.

Table 2e: *Foraging and commuting habitat features and their potential to be of value to bats*

Lower potential to be of value	**Higher potential to be of value**
Arable field Hardstanding Defunct species poor hedgerows Isolated trees	Grazed pasture Ancient woodland Ponds with diverse marginal vegetation Wet ditches Species rich dense intact hedgerows

The value of a development site for bats will depend on a variety of factors (as shown in **Figure 2.1** below). Bats are nomadic and require a variety of roosts in addition to foraging areas and commuting routes.

Figure 2.1: *Factors affecting the value of a site for bats*

Table 2f below provides an example of the "value continuum' (adapted from BCT *Good Practice Guidelines*, **Table 4.2**).

Table 2f: *How habitat features influence the potential value to bats*

Potential Value	**Site features**
LOW **HIGH**	- No features likely to be used by bats (for roosting foraging or commuting). - Small number of potential roost sites unlikely to support high numbers, or rarer bat species. No maternity or hibernation potential. - Isolated site with habitats that could be used by small numbers of foraging bats. - Several potential roost sites in buildings, trees or other structures. - Habitat likely to be used by foraging bats - Site connected to the wider landscape by linear features and could be used by commuting bats. - High quality foraging habitat (broadleaved woodland, water courses etc). - High potential roost features with the potential to support maternity roosts and/or rarer species of bat.

Dormouse

The type and quality of habitat with the potential to be suitable for supporting Dormice, such as woodland and hedgerows, was considered during the survey. In particular the presence of oak, hazel and berry-bearing shrubs was noted, and the connectivity of habitat recorded.

Water Voles

The presence and quality of watercourses with the potential to support Water Voles was recorded during the survey. Potential evidence of Water Voles, including burrows in the tops and vertical face of riverbanks, and feeding evidence was recorded where appropriate.

Common Otter

Where watercourses are present, a preliminary evaluation of the quality of the riparian habitat for potentially supporting Otters was made. A preliminary search was made for signs of Otters, including spraints which are often left in prominent places on river banks, such as logs and bare patches of ground.

Birds

Any birds seen whilst carrying out the survey were recorded, and the type and quality of habitats available for birds was considered, including vegetation suitable for nesting, and habitat with the potential to support valued species, including breeding and wintering birds.

Amphibians

Consideration was given to the presence of habitat potentially suitable for supporting amphibians, including water bodies (ponds, ditches), woodland, scrub and rough grassland, and features such as log piles that might provide hibernation areas. Where appropriate, effort to gather direct evidence of amphibians was undertaken by making a preliminary search for eggs by examining vegetation within reach of the margins of water bodies, and for resting animals on land by looking under potential refuges, such as stones, wood and rubbish near to water bodies.

Reptiles

The presence and quality of habitat considered potentially suitable for supporting reptiles was recorded. This included areas providing basking and foraging areas, hibernation and breeding sites, such as rough grassland and scrub, banks, burrows, rubble piles, compost heaps, hedgebanks and water bodies.

Invertebrates

Readily identifiable invertebrates seen during the survey were recorded, and habitats and features likely to support noteworthy groups and species were noted, for example herb-rich grasslands, areas of bare ground and deadwood habitats, including woodland and veteran trees.

Appendix 3
Target Notes

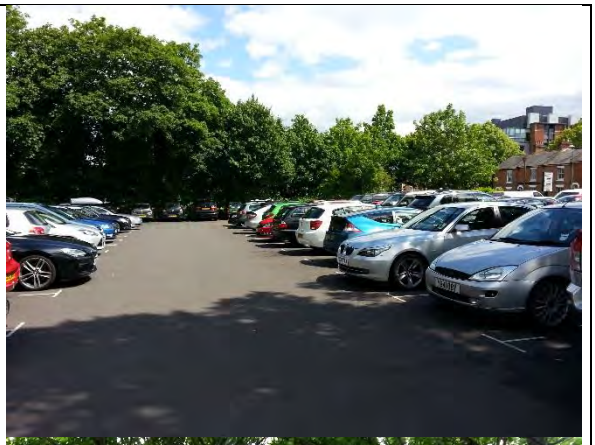
Target Note Number	Description
1	Current Winchester Records Office (**Photo 2**).
2	Former Registry Office building (**Photo 3**).
3	Mature treeline alongside carpark (**Photo 6**).
4	Ornamental planted bank (**Photo 7**).
5	Railway bridge between Areas 2 and 3 (**Photo 9**).
6	Vegetated banks (**Photo 10**).
7	Winchester Conservative Club (**Photo 12**).
8	Workshop building (**Photo 13**).
T1	Trees adjacent to workshop building (**Photo 14**).
9	Mature tree bank (**Photo 15**).
10	Mature treeline (**Photo 16**).
11	Mature trees and shrubs between carpark entrances (**Photo 17**).
12	Semi-mature treeline and ivy-covered fence along southern carpark boundary (**Photo 19**).
13	Scrub patch (**Photo 22**).
14	Mature tree bank (**Photo 23**).

Appendix 4
Photographs of the Site

Area 1 – ***B3330 City Road: From top - Southern side taken from west. Northern side taken from east, opening to Jewry Street.***

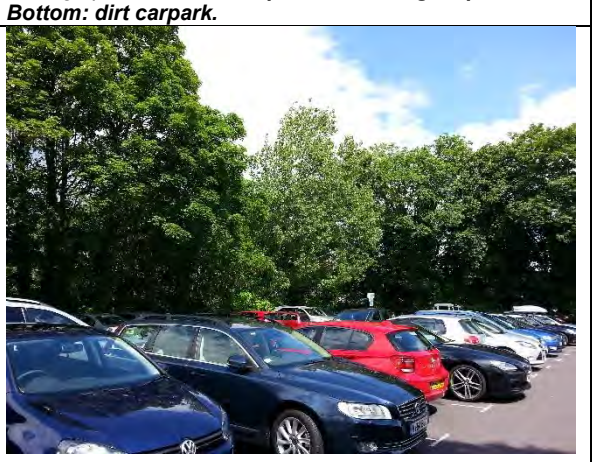
Photograph 2. ***TN1– Current Winchester Records Office: Top: north-eastern aspect, Bottom: south-western aspect.***

Photograph 3. ***TN2 - Former Registry Office building, northern aspect.***



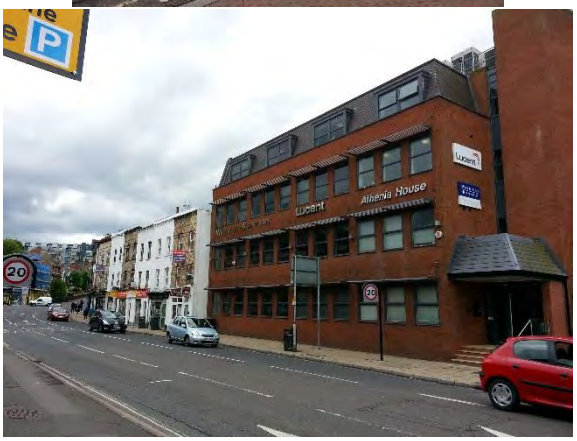
Photograph 4. ***Area 2 – Top: hardstanding carpark, Bottom: dirt carpark.***

Photograph 5. ***Semi-mature maples north of Records Office, viewed from treeline on station pathway and semi-mature silver birch trees in ornamental garden.***



Photograph 6. ***TN3 – Mature treeline Area 2, alongside hardstanding carpark.***

Photograph 7. ***TN4 - Ornamental planted bank.***



Photograph 8. ***Examples of buildings within Area 2 alongside the City and Andover Roads.***

Photograph 9. ***Railway bridge between Areas 2 and 3.***

Photograph 10. ***B10 – northern aspect.***

Photograph 11. ***Cattle Market carpark.***

Photograph 12. ***TN7 – Winchester Conservative Club, south-eastern aspect.***

Photograph 13. ***TN8 – Southern Cattle Market car park workshop building, western aspect.***

Photograph 14. ***T1 – Trees adjacent to workshop building.***

Photograph 15. ***TN9 – Mature tree bank (top) and sheltered path behind (bottom – taken from eastern end).***

Photograph 16. ***TN 10 – Mature treeline alongside Winchester Hotel car park.***

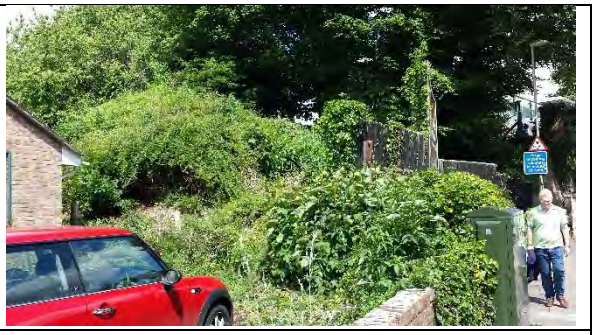
Photograph 17. ***TN11 – Mature trees and shrubs between carpark entrances.***

Photograph 18. ***– Scrubalongside workshop building.***

Photograph 19. ***TN12 – Semi-mature treeline and wooden fence with ivy, southern carpark boundary.***

Photograph 20. ***Examples of buildings bordering Worthy Lane and Andover roads.***

Photograph 21. ***Winchester station car park.***



Photograph 22. ***TN13 – Scrub patch in north of Area 4.***

Photograph 23. ***TN14 – Mature tree bank.***

Photograph 24. ***– Mature tree bank to south-west of station carpark.***

Photograph 25. ***Examples of buildings around Stockbridge Road.***

Photograph 26. ***Winchester MOT centre.***