



Odiham and North Warnborough

Neighbourhood Plan 2014-2032

Representation Form

Copies of the Odiham and North Warnborough Neighbourhood Plan and supporting documents are available on [Hart District Council's website](#). Paper copies are available at the locations listed on the website.

Comments must be received by 4pm Monday 16 September

You can send your comments by:

- filling in this form and emailing it to: [REDACTED]
- printing this form and posting it to us at:
Planning Policy Team
Hart District Council,
Harlington Way
Fleet,
Hampshire, GU51 4AE

We cannot accept anonymous comments and will publish all comments on our website with your name and organisation (where applicable). If Odiham Parish Council, who prepared the plan, request a copy, we will send a redacted version showing only your name and comments.

We will send the neighbourhood plan examiner a full copy of your comments and details. The examiner will retain the data until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published.


For further details on: how your information is used; how we maintain the security of your information; your rights, including how to access information we hold on you; and how to complain if you have concerns about how your personal details are processed, please see [Hart's Privacy Notice](#).

If you would like to be notified of Hart District Council's decision whether to 'make' the Plan (to bring it into legal force), please mark the box below.

Yes, please notify me

If you would like to opt out of this decision at any time, please email [REDACTED]

PART A: Details of the individual or organisation making the representation

	Your details	Agents details (if applicable)
Full name	Stuart Garnett	
Address	Newfrith House, 21 Hyde Street, Winchester, Hampshire	
Postcode	SO23 7DR	
Email		
Organisation (if applicable)	Shorewood Homes	

PART B: Your representation

To which part of the Neighbourhood Plan does your representation relate?

Whole document? No

Paragraph number:

Policy reference: 11

Do you support, oppose, or wish to comment on this policy/paragraph?

(Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/objection, or make other comments in the space below, including any specific changes you wish to see to the Plan. Please be as precise as possible and use a new form for comments on different policies/parts of the Plan. Please do not include any personal information in your answer below.

Representation:

The Permission in Principle (PiP) (ref. 23/02313/FUL) for the Hatchwood Farm site was registered by Hart District Council (HDC) on the **18 October 2023** and approved on the **16 January 2024**.

This PiP application and its permission preceded the draft Neighbourhood Plan (NP) Submission Draft dated **July 2024**, and its supporting 'Local Green Space Derived Evidence' dated **May 2024** ([here](#)).

The Local Green Space Derived Evidence (LGSDE) document (pdf page 20) under the sub-heading 'Further Evidence of Local Significance' acknowledged:

"An application for permission in principle for 3-5 houses on the site was submitted in 2023 and approved but no planning permission for development has been granted."

The PiP application was subject to consultation. Odiham Parish Council (OPC) was consulted, and their comments (**Appendix 1**) whilst undated have a 'Date Published' on HDC's website of the **8 November 2023**, which states:

"Comments

Neutral:

OPC has no objection in principle to the lower housing number stated but raises the following concerns which would need to be mitigated..."

For clarification, the housing range approved in the PiP application was 3 to 5 dwellings.

It is clear that OPC was fully aware of the PiP application, and they expressly confirmed in November 2023 they did not object to a scheme for three houses on the Hatchwood Farm site.

The legislation applicable to PiP is set out in the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on the 1 June 2018. The Permission in Principle route is set out in the Government's Planning Practice Guidance (PPG) [here](#), amongst other matters, it states:

“The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (‘technical details consent’) stage is when the detailed development proposals are assessed.”
Paragraph: 001 Reference ID: 58-001-20180615 (underline my emphasis).

As stated in the PPG, the PiP route, similar to an outline planning application, has two-stages – being the Permission in Principle stage, followed by the Technical Details Consent (TDC).

The PiP (i.e. Stage 1) was as recently approved as the 16 January 2024 and, which has effect for 3 years for the TDC (i.e. Stage 2) to be granted (**i.e. by the 16 January 2027**). The PiP remains extant.

It is plainly inconsistent for the draft NP to simply ignore the planning permission in place for the Hatchwood Farm site, which OPC did not object to (less than 1 year ago), and to now seek to identify the site as Local Green Space (LGS), particularly as there is 3 years for a TDC application to be made / approved. Furthermore, the PPG states:

“Local Green Space designation will rarely be appropriate where the land has planning permission for development.” (see Paragraph: 008 Reference ID: 37-008-20140306

There is planning permission in place through the PiP approval, and the TDC application was made valid on the 19 August 2024 (being well within the 3 year period required by Condition 1 of the PiP), and has a 5 week target determination date of the 23 September 2024. To suggest that there is not a permission in place for development on this site is incorrect.

The NP as currently drafted is at the early stage of the plan making process and is of limited to no weight as a material consideration at this stage. As set out in this representation, we object to Policy 11 and this is supported by evidence, whereas OPC has provided none. For these reasons, as set out Policy 11 must be amended to delete Site 11.ix Hatchwood Farm.

National Planning Policy Framework (NPPF), December 2023 sets out at paragraphs 105 and 106 about Local Green Space.

NPPF paragraph 105 states:

“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes...”

With respect to Hatchwood Farm, OPC did not object to the PiP application, nor did they state at any time that they considered this site was of any *“particular importance to them”*, and accordingly the draft NP is clearly inconsistent with the first part of NPPF para 105.

The proposal to now designate Hatchwood Farm as LGS also conflicts with the second part of NPPF para 105 as their approach is plainly inconsistent with the approach for new homes where there is a recently consented (and extant) PiP for 3 to 5 houses and a pending TDC application.

NPPF paragraph 106 states:

“106. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.”

The LGSDE has applied NPPF's para 106's three criteria in seeking to justify (to varying degrees) each of the potential LGS sites.

The focus of this representation is in respect of criterion (b) regarding Hatchwood Farm (Site 11.ix) to highlight the inconsistent and unsound approach the draft NP has taken.

The first part of criterion NPPF para 106(b) says the LGS is *“demonstrably special to a local community and holds a particular local significance”*.

The terms 'demonstrably special' and 'particular local significance' (underline my emphasis) connote a high bar for a site to qualify as LGS, particularly where the outcome of a designation is to be treated as consistent with policies for green belt (NPPF para 107). One would necessarily expect therefore, to satisfy such a high bar, that the draft NP would be supported by evidence. None is provided.

NPPF para 106(b) sets out some examples to satisfy the tests of 'demonstrably special' and 'particular local significance'. Accepting these examples may not be exhaustive, but as it's in the NPPF, then it's appropriate to respond to each in turn regarding Site 11.ix Paddock at Hatchwood Farm, as follows:

Beauty

The draft NP and the LGSDE make absolutely no reference to beauty associated with this site and they have submitted no evidence.

Response

The site is a small area of functional grassland surrounded by built form – commercial (office and car park), residential and road infrastructure and well enclosed by existing vegetation.

The positive characteristics of the site relate to the boundary trees and hedgerows – which the TDC application proposes to retain and enhance.

The site has no key views to it, or from it to other open spaces or other locally valued areas.

There is no evidence provided in the draft NP or its evidence base to assert this is a site of beauty and the Hatchwood Farm site cannot be considered to satisfy the ‘demonstrably special’ or ‘particular local significance’ test of beauty and NPPF paragraph 106(b) is not met on this criterion.

Historic significance

It appears the draft NP and LGSDE seek to principally rely on this criterion to justify the site’s designation as LGS, although OPC failed to make any mention of this in their consultation response to the PIP application in November 2023, or at any point before or after this date during the application stage.

Supporting paragraph 3.94 of the draft NP said the site is “*a remnant of one of the fields that were originally associated with Hatchwood Farm... a complex of converted farm buildings, two of which are listed*” and the site “*once formed part of a larger field running right up to the farmstead, thereby forming part of the setting of this heritage asset.*”

The LGSDE states the site “*is also an integral part of the setting of two listed buildings at Hatchwood Place.*” This is a very bold assertion, supported with absolutely no evidence, such as a heritage statement from a qualified expert.

Under the ‘further evidence of local significance’ sub-heading in the LGSDE, it adds:

“The paddock has, historically, clearly always been associated with the farm – as the word ‘paddock’ implies and as is clear from old OS maps (eg 1886). They show the area now comprising the paddock forming part of a larger field running right up to the farmstead. It would inevitably have been functionally closely related to the farmstead (eg providing pasture for cows waiting to be milked or having just been milked).”

Response

As with the rest of the purported ‘evidence’ in the draft NP and the LGSDE, there is no actual evidence submitted by OPC, other than incidental or anecdotal references to

historic maps. For example, their reference to pasture and milking of cows is irrelevant. This is wholly unsatisfactory and unsound.

Shorewood Homes on the other hand, commissioned a Heritage Statement (July 2024), from specialist consultants, Asset Heritage Consulting (**Appendix 2**) to support its TDC application. This comprises actual evidence by a qualified heritage consultant and is highly relevant to rebut OPC's anecdotal evidence.

The following bullets are from the Heritage Statement by Asset Heritage Consulting. This challenges the Parish Council's unevidenced claims of the site's historic significance:

- The site could be considered to lie within the wider physical setting of two groups of Grade II listed buildings – Hatchwood House to the south-east, and Hatchwood Place to the north-east (para 1.3).
- Setting is not itself a heritage asset (para 1.5).
- The site is not within or adjoining a conservation area and contains no designated or non-designated heritage assets on the site (para 2.6).
- Hatchwood House and “apparently” the farm first appear in Greenwood’s map of 1826 (para 2.16).
- The 1840 tithe map shows the application site lay within a larger field. It was owned by Catherine Thompson and tenanted by James Crumplin and comprised meadow land known as Stable Close (para 2.17).
- The PRow features on the map and is known as Driftway (para 2.19).
- By 1897 much of the surrounding land appears to have become parkland and agricultural operations on the estate downgraded (para 2.20).
- Hatchwood Farm seems to have become redundant by the 1950s with various planning applications between 1956 and 1989 for residential development, and confirmed as having ceased in 1988 (para 2.22).
- While the farm was originally closely related with Hatchwood House, this relationship was severed by the breaking up of the Hatchwood Estate and changes in ownership and use. While the historical relationship remains, it has been diminished by these changes, relating to the conversion of the farm to commercial, the spread of residential to the north and east of the farm removing the exclusivity of the house and farm as outliers on the eastern edge of the settlement. There is no visual relationship between the two (para 3.2.6).
- The wider setting of Hatchwood Place (Farm) has changed significantly, now closely surrounded to the north and east by recent residential development. This has substantially altered the connection of the farm to the countryside and diminished this aspect of its setting. The overall character of the group is clearly now a commercial rather than an agricultural one (para 3.2.7).

- The site historically formed part of the Hatchwood Estate and was associated with the farm, but this relationship is no longer legible. The site was in different ownership to the farm by the mid-1990s and is now divided and screened from it by trees and other vegetation. A car park and late 20th century additions to the farm group lie between this boundary. Because of the physical detachment there is now no appreciable sense of the application site having previously been part of a larger meadow directly adjoining the farmyard (para 3.2.8).
- Within the site only very limited and heavily filtered glimpses are available through the vegetation towards Hatchwood Place and it is not possible to see the listed buildings (para 3.2.9).
- The setting of the listed former farm buildings has evolved quite substantially and the application site while within the wider physical setting of the buildings, does not contribute to the ability to appreciate their significance (para 3.2.12).
- The site has become divorced from the farm – physically by a boundary inserted in the late 20th century; the former farm has been established in a new use for c.30 years; and with the rest of the land developed with housing (Waverley Close and The Mapletons). There is little intervisibility between the site and Hatchwood Place, and what little there is does not allow an appreciation of the significance of the listed buildings (para 3.2.13).

The Heritage Statement by Asset Heritage Consulting, as set out by the key summary points above demonstrates clear and compelling evidence by a qualified heritage expert in respect of historic significance and this is to be preferred over the draft NP and its lack of any evidence.

There is no evidence submitted in the draft NP or supporting documents to make any justification the site is ‘demonstrably special’ or of ‘particular significance’ in respect of the site’s historic significance, and NPPF paragraph 106(b) for this criterion is not met.

Recreational value (including as a playing field)

The site has an existing Public Right of Way (PRoW) along the south-western boundary. The LGSDE notes it is a “*well-used footpath which links into the network of PRoW...*”. The rest of the land has no recreational value, being private land with no rights conferred for public use.

The PiP and TDC applications have no adverse impact on the function and use of the PRoW. Indeed, the route is enhanced to include a new post and rail fence and native hedgerow. This was discussed and agreed with the Council’s PRoW officer for the TDC application and who have raised no objection.

OPC has provided no further evidence of the site’s recreational value, other than to note the footpath along the site’s boundary. This a further serious flaw to OPC’s position.

Response

The site is private land with no public right of access over it except for the PRoW on

the south-western boundary, which is unaffected by the proposed development.

The site clearly has no recreational value. It is not used for formal or informal recreational purposes or any community activities. There is no evidence to suggest otherwise. Accordingly, the site does not satisfy the 'demonstrably special', or 'particular local significance' in respect of the site's recreational value as set out in NPPF paragraph 106(b).

Tranquility

The draft NP and the LGSDE make no reference to tranquility associated with this site.

No evidence is offered by OPC.

Response

The site is immediately adjacent Farnham Road (a classified road – the C94) with a speed limit of 40mph, reducing to 30mph to the west. The A287 is situated further to the east, a key distributor leading towards Junction 5 of the M3, and Hook beyond.

The site is surrounded by built form, with an office complex and its car park immediately to the site's north-eastern boundary; residential to the south-west, plus a PRoW which runs through the site, acknowledged in the draft NP as a "*well-used footpath*".

The site is affected by activity from passing traffic from Farnham Road, by commercial and residential activity immediately next door, and from pedestrians walking along the PRoW on the site's boundary.

The site is not public open space and has no designation as an oasis of calm or space for quiet reflection. Shorewood Homes commissioned a Noise Impact Assessment (**Appendix 3**), Dice Environmental (1 August 2024), to accompany its TDC application. Paragraph 4.3 notes the predicted noise level ranges in the gardens and recommendation for acoustic fencing to reduce noise levels. This is not indicative of a site of tranquility.

There is no evidence submitted by OPC to assert the site satisfies the 'demonstrably special' or 'particular local significance' test of tranquility as set out in NPPF paragraph 106(b). In the alternative we have provided evidence and which shows noise levels can be mitigated through active measures associated with the consented development.

Richness of its wildlife

The LGSDE says the site is "*rich in biodiversity with mature trees and hedgerows which supports birds, butterflies and small mammals.*"

Supporting para 3.94 of the draft NP says much the same but notes the site's "*key role now is as part of a green corridor rich in biodiversity with boundaries comprising mature trees and hedgerows which support birds, butterflies and small mammals.*"

However, neither document provides any evidence to substantiate their assertion. This is a serious omission.

Response

On the other hand, Shorewood Homes commissioned an Extended Phase 1 habitat survey from ecologists, AEW (dated 3 August 2024) (**Appendix 4**) to accompany its TDC application. This shows much of the site is grassland, with hedgerows and trees on the site boundary, with AEW's report at paragraph 5.21 stating "*The habitats onsite are common and widespread. The modified grassland that covers most of the site has low species richness and has been altered by human management*" and "*the grassland is considered to be of low ecological value.*" The paragraph concludes by acknowledging higher ecological value is found in the individual trees and the boundary native hedgerows and tree lines.

The TDC proposes to retain the boundary treatment, replacing the poor condition hedge fronting Farnham Road with a new native hedge and tree planting, and a new native hedge planted along the public right of way. As a result of the new planting, there is a biodiversity net gain of 28.48% for hedgerow units.

The surveys by AEW concluded:

- no evidence of badgers (para 5.31),
- negligible potential to support bats and limited value for foraging (para's 5.32 to 5.35),
- suitable habitat for breeding birds in individual trees (para 5.36),
- site is unsuitable for great crested newts (para's 5.37-5.38),
- highly unlikely hazel dormice use the site (para 5.39), and
- any potential to support common reptiles is limited to the boundary hedgerows and trees (para 5.40).

The AEW ecology report evidences the site has limited value for habitat, is not a priority habitat area and has no ecological designation. The site clearly does not satisfy the 'demonstrably special', or 'particular local significance' in respect of the site's richness of its wildlife as set out in NPPF paragraph 106(b).

Policy 11: Local Green Spaces

The policy seeks to designate 15 Local Green Spaces, and these are listed on pages 70-71 of the draft NP, and for completeness these are set out in the bullets below. It should be noted the LGSDE listed 13 areas (see pdf page 5), as 2 LGS were identified in the 2017 NP, and which are retained.

- Site 11.i Beacon Field 0.19 ha – Land at Beacon Field
 - This appears to be public open space used for community events (NP para 3.77).
- Site 11.ii Chamberlain Gardens 0.43 ha – Land at Chamberlain Gardens
 - This appears to be public open space, including a play area and picnic

benches, and was gifted to the parish in a sports centre trust over 60 years ago (NP para's 3.78-3.79).

- Site 11.iii Chapel Pond 0.11 ha – Land at Chapel Pond
 - This appears to be public open space, including a play area and grassed area for younger children and used by families.
- Site 11.iv Close Meadow 2.9 ha – Land at Close Meadow
 - This land was not referenced in the LGSDE having been designated as LGS in the 2017 NP. This does not appear to be publicly accessible land, but its significance is described as being within the conservation area, with views towards the Grade I listed church and other listed buildings (NP para 3.82). These characteristics are not applicable to Hatchwood Farm.
- Site 11.v Community Orchard 0.18 ha – Community Orchard
 - This appears to be publicly accessible space as a burial area and a community orchard.
- Site 11.vi Community Peace Garden 0.06 ha – NW Community Peace Garden
 - This appears to be publicly accessible space as a memorial garden.
- Site 11.vii Cricket Club 1.73 ha – Odiham & Greywell Cricket Club
 - This appears to be public open space as playing fields.
- Site 11.viii Football Club 1.55 ha – NW Football Club
 - This appears to be public open space as playing fields.
- Site 11.ix Hatchwood Farm 0.24 ha – Paddock at Hatchwood Farm
 - This is private land with no public access except for the longstanding PRoW on the site boundary. It is not in a conservation area, is well enclosed with very limited intervisibility to the adjacent land and not visible to the nearby listed buildings.
- Site 11.x Kitchen Garden 0.35 ha – Land at Kitchen Garden
 - This land was not referenced in the LGSDE having been designated as LGS in the 2017 NP. As with Site 11.iv its in the conservation area and within the setting of the Grade I listed church. It is not clear if this is publicly accessible land.
- Site 11.xi Little Park 41.7 ha – part of the Deer Park
 - The site appears to be publicly accessible with a number of footpaths crossing the land and providing informal recreation (NP para 3.99).

- Site 11.xii Montfort Place 3.37 ha – Land at Montfort Place
 - This appears to be public open space including footpaths and a play area was provided as part of the adjacent residential development.
- Site 11.xiii Oak Tree Close 0.53 – Land at Oak Tree Close
 - This appears to be public open space including footpaths and a play area was provided as part of the adjacent residential development.
- Site 11.xiv Recreation Ground 1.18 ha – Recreation Ground
 - This appears to be public open space including playing fields and a MUGA.
- Site 11.xv Salisbury Close 0.52 ha – Land at Salisbury Close
 - This appears to be publicly accessible for informal recreation and community events (NP para 3.110).

A common characteristic of the 15 site is land which is predominantly publicly accessible or public open space. There are 3 exceptions, being sites 11.iv and 11.x, designated in the 2017 NP and now 11.ix Hatchwood Farm, which has no public access except for the PRow along the site’s boundary (and not affected at all by any development proposals – as shown in the draft plans submitted with the approved PiP application).

The other sites identified as potential LGS have a clear function as public open space or are publicly accessible, which is at least more logical in satisfying the purposes for LGS designation. However, there is a clearly inconsistent approach in suggesting Hatchwood Far, which does not share that characteristic, does not meet the criteria of NPPF para 106(b), has a PiP consent for housing and its inclusion as LGS in the draft NP is being used as a tool to frustrate the potential for development.

The PPG covers Local Green Space designation (see [here](#)) and in respect of public access it states:

“What about public access?”

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306” (underline my emphasis)

The PPG says land could be considered for designation even where there is no public access and adds, “e.g. green areas which are valued because of their wildlife, historic

significance and/or beauty". This is an abridged reference to NPPF para 105(b), but which I have already analysed and rejected in these representations as the site simply does not meet the necessary 'value', coupled with the site already benefiting from a Permission in Principle, which the Parish Council never objected.

The key characteristic, or link here, is the PRoW which runs east of Oak Tree Close, over Farnham Road and along the side of Hatchwood Farm, and northward. The PRoW is unaffected by development proposals at Hatchwood Farm. It does not follow that the Hatchwood Farm site should be designated as LGS simply because a PRoW runs along the boundary.

The PPG (see Paragraph: 013 Reference ID: 37-013-20140306) asks what types of green area can be identified as LGS. Firstly, it says the area will need to meet the criteria set out in the NPPF (now para 106) and provides some examples of green areas being sports pavilions, boating lakes or structures such as war memorials, allotments, or urban spaces that provide a tranquil oasis. None of these apply to Hatchwood Farm. It is wholly unreasonable for the site to be identified as a potential LGS.

It is noted that OPC sought to identify additional Local Green Spaces in the 2017 NP but this was removed, presumably at the Examiner's request. Unfortunately, the Examiner's Report is not available to review to help understand the context here.

Conclusion

The site benefits from a Permission in Principle (PiP) approving the principle for the construction of between 3 and 5 houses.

That application was submitted in October 2023 and approved in January 2024.

The PiP application was subject to public consultation, and OPC confirmed in writing, in November 2023, that they did not object to the lower range of housing (i.e. 3 houses) and made no reference to potential Local Green Space (LGS) designations. At no time during the application did OPC ever raise any suggestion of a LGS designation or any concerns regarding the value of the site.

The Local Green Space Derived Evidence (May 2024) and the draft Neighbourhood Plan (July 2024) now propose the site should be identified as LGS.

Legislation for Permission in Principle came into force in June 2018, which confirms this is an alternative way of obtaining planning permission for housing-led development, with two stages, similar to the outline planning application route.

The approved PiP in January 2024 was the first stage in the PiP planning permission process and has a three-year period for a Technical Details Consent (TDC) to be submitted and approved. That period is extant for this site.

The PPG states LGS designation will rarely be appropriate where the land has planning permission for development. The first stage of the PiP has been met, with a TDC application, being the second stage in the PiP process, having been submitted in August 2024 and is awaiting a decision by Hart District Council (HDC).

The NPPF sets out policy for LGS designation, including five criteria at Paragraph 106(b), which must satisfy a high bar of being 'demonstrably special' and of 'particular significance'.

OPC has sought to set out its justification for LGS in its draft NP and LGSDE, however, has failed to provide any actual evidence to support the Hatchwood Farm site's designation as LGS and the site does not satisfy any of the examples set out in Paragraph 106(b) in respect of beauty, historic significance, recreational value, tranquillity, and richness of its wildlife.

On the other hand, Shorewood Homes has commissioned evidence in the form of an ecology report, heritage statement, and other factual information to demonstrate that the site does not satisfy any of the criteria set out in the NPPF paragraph 106(b).

The draft NP proposes to designate fifteen Local Green Spaces. The 2017 NP designated two, with a higher number of sites having initially been proposed but reduced substantially through that examination process.

The common thread of the 13 proposed new Local Green Spaces is they are public open space or publicly accessibly, with the clear exception of the Hatchwood Farm Site 11.ix, which is private land with no public access other than the PRoW on the site's boundary.

Whilst the PPG states land could be designated as LGS where there is no public access, there is a clearly inconsistent approach by OPC in the draft NP to include Hatchwood Farm, at considerable odds with the other proposed designations.

The PPG also sets out further examples of green areas which can be identified as LGS and again the Hatchwood Farm site does not meet any of those either.

On the face of it, OPC appear to be attempting to misuse the LGS designation by seeking to apply it to the Hatchwood Farm site to try and stop development. OPC has provided no evidence to substantiate the LGS designation and this must be resolved.

Modification

Site 11.ix Hatchwood Farm should be deleted from Policy 11 in its entirety and the supporting paragraphs.

Appendices

Appendix 1 – Odiham Parish Council consultation response to 23/02313/FUL

Appendix 2 – Heritage Statement, Asset Heritage Consulting, July 2024

Appendix 3 – Noise Impact Assessment, Dice Environmental, 1 August 2024

Appendix 4 - Extended Phase 1 habitat survey, AEWC, 3 August 2024

Consultee Comments for Planning Application 23/02313/PIP

Application Summary

Application Number: 23/02313/PIP

Address: Land Adjacent The Mapletons Farnham Road Odiham Hook Hampshire

Proposal: Application for Permission in Principle (PiP) for the residential development of between 3 and 5 dwellings

Case Officer: Miguel Martinez

Consultee Details

Name: Mr Clerk Odiham PC

Address:

Email: Not Available

On Behalf Of: Odiham Parish Council

Comments

Neutral:

OPC has no objection in principle to the lower housing number stated but raises the following concerns which would need to be mitigated:

- The 40mph speed limit at the point of joining the Farnham Rd
- Potential impact on neighbouring properties
- The design would need to be in keeping and sympathetic to the surrounding area
- Trees should be protected to avoid tree loss.



specialist independent advisers in the historic built environment

conservation & listed buildings | heritage planning matters | expert witness | audits | research
listed buildings | conservation management and advice | archaeology | historic interiors

HERITAGE STATEMENT

In respect of

**Land adjoining The Mapletons,
Farnham Road, Odiham**

On behalf of

Shorewood Homes

AHC REF: SW 10307

Date: July 2024

Annexe Offices, Linton Road, Oxford, OX2 6UD T: 01865 310563

CONTENTS

1.0 INTRODUCTION AND SCOPE OF REPORT	4
2.0 THE SITE: DESCRIPTION and HISTORICAL BACKGROUND	6
Description	6
Historical background	7
3.0 SIGNIFICANCE AND RELATIONSHIP TO HERITAGE ASSETS	14
3.1 Introduction	14
3.2 Hatchwood Farm	14
3.3 Hatchwood House	17
4.0 IMPACT ASSESSMENT	20
5.0 SUMMARY AND CONCLUSION	23

FIGURES

Fig.1: Thomas Milne's map of Hampshire, 1791	p.9
Fig.2: Greenwood's county map, 1826	p.9
Fig.3: 1840 tithe map of Odiham	p.10
Fig.4: 1897 OS map (6-inch scale)	p.11
Fig.5: 1896 OS map (25-inch scale)	p.12
Fig.6: 1961 OS map	p.12

PLATES

Plate 1:	Looking north across site from field gate on Farnham Road (PRoW and western boundary against The Mapletons to left)
Plate 2:	Looking north from site towards northern boundary (PRoW and walled boundary against The Mapletons to left)
Plate 3:	Looking south across the site (PRoW to right); the Cypresses form the site's southern boundary, with taller trees beyond within the grounds to Hatchwood House
Plate 4:	Looking towards southern boundary of site and field gate onto Farnham Road
Plate 5:	Looking north from Farnham Road to the southern boundary of the site
Plate 6:	Looking north-east from field gate towards eastern boundary of site
Plate 7:	Looking east towards eastern boundary of site
Plate 8:	Looking north-west along continuation of the PRoW north of the site
Plate 9:	Looking south-east along continuation of the PRoW south of Farnham Road
Plate 10:	Entrance off Farnham Road to Hatchwood Place (premises of Spectro Jet-Care)
Plate 11:	Hatchwood Place
Plate 12:	Hatchwood Place, the converted listed barn is the building with the taller gable end to the right
Plate 13:	Hatchwood Place, the converted listed cowshed is the small weatherboarded building with half-hipped roof to the centre: the buildings to the left are late 20th-century additions
Plate 14:	Looking south-west from entrance to Hatchwood Place towards eastern boundary of site beyond car park

- Plate 15: Looking south-west from entrance to Hatchwood Place towards eastern boundary of site beyond car park
- Plate 16: Looking west from Farnham Road into Hatchwood Place premises, with eastern boundary of site beyond car park to left
- Plate 17: Glimpsed view of Hatchwood House through gap in trees, looking south-west from Farnham Road
- Plate 18: Looking north-east along Farnham Road (Hatchwood Place boundary to left, Hatchwood House boundary to right)
- Plate 19: Boundary of Hatchwood House against Farnham Road
- Plate 20: Looking south-west along Farnham Road, boundary of Hatchwood House to left
- Plate 21: Looking south-west along Farnham Road, Hatchwood House to left, Hatchwood Place to right
- Plate 22: Looking north-east along Farnham Road, application site boundary to left, Hatchwood House boundary to right

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This report has been prepared and written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd., on behalf of Shorewood Homes.
- 1.2 Its purpose is to provide an assessment of the potential impact on the historic built environment of developing a 0.23ha parcel of grassland north of Farnham Road within the Odiham Settlement Boundary (hereafter referred to as 'the site' or 'the application site') for residential use. The application is in detail and proposes three new dwellings.
- 1.3 An application for Permission in Principle for the development of the site with 3-5 dwellings was approved by Hart District Council on 16th January 2024. The Decision Notice sets out a list of the information required to be submitted with any subsequent application for Technical Details Consent. While this did not include a requirement for a Heritage Statement, the site could be considered to lie within the wider physical setting of two groups of Grade II listed buildings – three at Hatchwood House (to the south-east) and two at Hatchwood Place (to the northeast) – and therefore this Heritage Statement has been prepared in order to assess the proposals in terms of any impact they might have on the significance of these buildings and their settings.
- 1.4 The report thus considers the heritage significance of the application site, specifically with regard to any contribution it makes to the significance of these designated heritage assets and their settings. Informed by the appraisal of the site's relationship to these heritage assets, the report then considers the potential impact of the proposed development on heritage significance.
- 1.5 The assessment of setting is based on the guidance provided by Historic England in *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* ('GPA3'; 2nd edn December 2017). This document explains that setting is not itself a heritage asset; its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. As the PPG accompanying the NPPF amplifies, an assessment of the impact on setting needs to take into account the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 1.6 This two-part approach of properly understanding significance and then evaluating the potential impact of proposals upon it is in line with good conservation and planning practice advocated in English Heritage's (as was) Conservation Principles (2008) and formally expressed in the government's policies on conserving and enhancing the historic environment set out in the National Planning Policy Framework (NPPF) and supported by the Planning Practice Guidance (PPG).

2.0 THE SITE: DESCRIPTION AND HISTORICAL BACKGROUND

Description

- 2.1 Odiham lies c.2.5 miles south of Hook and 8 miles north-west of Farnham. The application site lies east of the village centre on the north side of Farnham Road, the main road in from the east.
- 2.2 The application site (**Plates 1-7**) comprises a rectangular 0.23ha parcel of land laid to grass. The southern boundary, against Farnham Road, is bounded by a timber boarded fence, lined on the inside with trees, mainly Cypress originally planted as a hedge. There is a field gate onto the pavement in the south-west corner and, adjoining this, a steel 'kissing gate' for pedestrians using the Public Right of Way (PRoW) that runs along the western edge of the site (this continues beyond the site through recent housing developments, north-west to London Road and southwards into fields; **Plates 8 & 9**).
- 2.3 The eastern boundary of the site comprises a barbed-wire fence, trees and other vegetation. Beyond this lies the premises of Spectro-Jet, a commercial operation which occupies a group of former farm buildings (first converted to office use in the 1990s) at the former Hatchwood Farm (also known as Hatchwood Place), two of which are listed at Grade II.
- 2.4 The northern boundary comprises a timber post and rail fence and field hedge against public open space serving the recent residential development (permitted in 2013) around Langton Avenue and Runnymede Drive, etc.
- 2.5 The western boundary in part comprises a high red brick wall and in part a hedgerow, against The Mapletons, a residential cul de sac development of five houses in a barn-like style granted permission in 2002.
- 2.6 The site is not within or adjoining any conservation area and contains no designated or non-designated heritage assets. The south-western corner of the site is c.270m east of the eastern boundary of the Odiham Conservation Area, where the latter crosses Farnham Road, and the north-western corner is c.230m from the eastern boundary of the conservation area at its closest point, where the intervening land is occupied by residential development.

- 2.7 The Basingstoke Canal Conservation Area lies c.260m to the north and is separated from the application site by residential development.

Historical background

General

- 2.8 The name Odiham is believed to derive from the Anglo-Saxon Wudiham, meaning 'settlement on the edge of woodland'. It is recorded in Domesday as a large royal manor with two churches (one on the site of the 13th-century All Saints Church), which may suggest that Odiham had Minster status. By the Norman Conquest, it was a large royal estate with a royal residence - possibly located near today's Palace Gate - and a deer park. Situated midway between the royal centres of Windsor and Winchester, it made a convenient location for royal parties to hunt and lodge, which made for a thriving local economy.
- 2.9 In 1205–12 King John built Odiham Castle in a bend in the River Whitewater north-west of North Warnborough. It was frequented by reigning monarchs for the next 250 years, and was included in the dowry of five queens. It fell into disuse in the 15th century and by the early 17th century it was a ruin.
- 2.10 The historic settlement core was located around The Bury, where All Saints Church now stands, and where there was a small early marketplace. In the early 13th century a new High Street was laid out and the commercial centre relocated here, where long burgage plots were laid out, which remain a defining characteristic of the village centre. Several high-quality timber-framed buildings were erected; many buildings on today's High Street and in The Bury have medieval cores and the street plan remains largely unchanged.
- 2.11 By the late medieval period Odiham had grown into a market town, and it continued to prosper throughout the 16th and 17th centuries. A local brick-making industry developed during this period. In 1630 the manor was sold by Charles I to Sir Edward Zouche and soon thereafter the northern part of the deer park, known as the Great Park, was disemparked to become agricultural fields.
- 2.12 During the 18th century, many of Odiham's timber-framed buildings were refaced with brick or stucco and given Classical-style facades. Towards the end of the century the High Street was turnpiked, resulting in the demolition of the earlier Market House and meat market in its centre, and a road was built over

Dunley's Hill to connect Odiham with North Warnborough. The Basingstoke Canal was opened in 1798 but was never commercially successful.

- 2.13 The brewing industry thrived in the 19th century and a rise in population brought new buildings, including non-Conformist churches, schools and assembly rooms. Many modest cottages were built near the peripheries of Odiham, but it was not until the 1920s that major housing development began on the outskirts of the village, after the manorial lands were divided and sold off.
- 2.14 By World War II, new housing had been built on Crownfields to the south-west of Odiham, along Dunley's Hill and to the east of North Warnborough. New housing continued to be built after the war, to the east and south of North Warnborough, and to the west and east of Odiham. In the later 20th century, the rears of plots on the north side of Odiham High Street, between it and the Little Park, began to be developed, which resulted in the loss of some historic burgage plots, development which has continued into the 21st century.

Site-specific

- 2.15 Thomas Milne's county map of 1791 (**Fig.1**) clearly shows Hatchwood House with land around it, owned by Edward Mores Esq. The farm to the north is not depicted but this should not, given the scale of the map, be taken as an indication that it was not present – the Grade II listed former barn there is believed to be of late 17th/early 18th-century date and the Grade II listed former cowhouse of 18th-century date. Hatchwood House itself is shown in a symbolic manner as a large house.



Fig.1: Thomas Milne's map of Hampshire, 1791

- 2.16 Greenwood's map of 1826 (**Fig.2**; of similar small scale to Milne's) also shows Hatchwood House and apparently too the farm.



Fig.2: Greenwood's county map, 1826

- 2.17 The first more detailed map of the area is the 1840 tithe map of Odiham (**Fig.3**), which reveals that the application site then lay within a larger field (plot 80) that formerly also encompassed the land now occupied by The Mapletons and, north of the latter, by part of Waverley Close. It was owned by Catherine

Thompson and tenanted by James Crumplin and comprised meadow land known as Stable Close. Plot 79 to the north was a rickyard.

2.18 Hatchwood Farm is depicted as a square courtyard enclosed by farm buildings on all sides. Later planning documentation clarifies that there was a farmhouse on the north side. The group (plot 78) is recorded as a 'homestead' owned and occupied by Catherine Thompson, who also owned and lived at the 'house, garden, lawn, etc' that is now known as Hatchwood House to the south, and who owned much other land north-east of Hatchwood Farm.

2.19 Hatchwood House included two large rectangular compartments with peripheral footpaths (recorded as meadow in the tithe award) extending west from the house (both numbered 875 and known as Little Mowells). The western of these lay opposite what is now The Mapletons and was recently partially developed with housing. To the south of the house was a walled garden and south and east of the house lay parkland. The PRoW referred to above (paragraph 2.2) is shown on the map, the part that passed between the two enclosures numbered 875 known as Driftway.



Fig.3: 1840 tithe map of Odiham

- 2.20 The 6-inch OS map published in 1897 (**Fig.4**) shades in an area of land presumably forming the Hatchwood House estate; as many of the field boundaries present on the tithe map appear to have been removed (retaining trees along them), and neither the area immediately around Hatchwood House nor Hatchwood Farm and plot 80 adjoining it (including the application site) are shaded in, this suggests that the agricultural operations on the estate had been downgraded and that the shaded area represented parkland. The western 'meadow compartment' to Hatchwood House had also become part of the parkland area. The 25-inch OS map published in 1896 (**Fig.5**) provides a more detailed picture, with the eastern meadow compartment being planted as an orchard.
- 2.21 The 1910 and 1931 OS maps depict no material change except that between these two dates a few field boundaries seem to have been reinstated. By 1961, however (**Fig.6**), development had spread east along Farnham Road and north-east along the eastern side of London Road, on land previously shaded-in as part of the Hatchwood estate. Development on Farnham Road included a detached 'L'-shaped house named Hatchwood Hill, west of the PRoW on the parcel of land that was later redeveloped with The Mapletons, and other properties west of this, including Coronation Close.



Fig.4: 1897 OS map (6-inch scale)

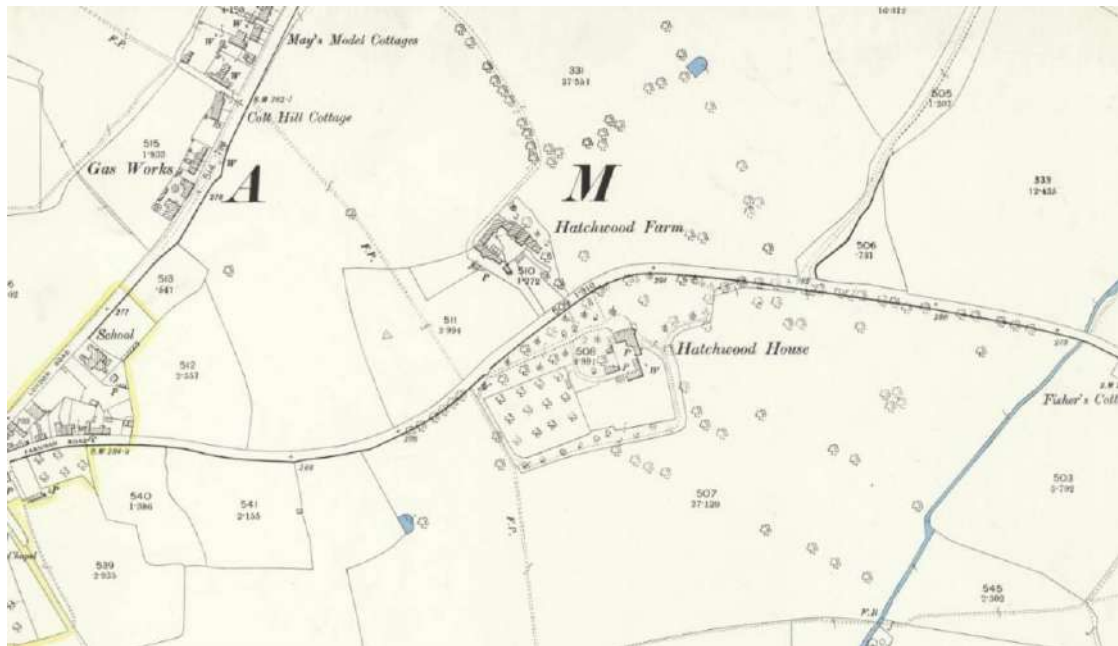


Fig.5: 1896 OS map (25-inch scale)



Fig.6: 1961 OS maps

2.22 A number of refused or withdrawn planning applications for the residential redevelopment of Hatchwood Farm and the land associated with it were made between 1956 and 1989, suggesting that the farm may have been redundant by the 1950s (and was certainly confirmed as being so in 1988). In 1991, a change of use was granted for the redundant farm buildings at Hatchwood Farm to Class

B1(a) use (refs: 91/20428/FUL and 91/00845/LBC). Its barn and cowhouse were listed at Grade II on 25th September 1991.

- 2.23 In 1994, the redundant farm was acquired by a company called K-Net, which converted it for use as their headquarters, demolishing some structures, building new ones and landscaping the site, also creating parking west of the listed cowhouse. A plan from that application (refs: 95/00400/LBC and 95/00399/FUL) makes it clear that the present application site was not then in the same ownership as the farm buildings. It also shows that Waverley Close had been built by this date. Since then there have been further alterations and extensions to the converted farm buildings by various successive occupants, and the addition of more parking to support the established commercial use.
- 2.24 In 2002 (ref: 02/00473/FUL) planning permission was granted for the demolition of Hatchwood Hill west of the present application site, and redevelopment with five new dwellings (The Mapletons).
- 2.25 Land north and east of Hatchwood Farm (on land originally forming part of the Hatchwood estate) was developed with a new residential estate permitted in 2013 (ref: 13/02085/MAJOR). Land south-west of the site (also once part of the Hatchwood Estate) was also developed with housing following outline permission granted in 2015 (ref: 15/00829/OUT) and a subsequent Reserved Matters application.

3.0 SIGNIFICANCE AND RELATIONSHIP TO HERITAGE ASSETS

3.1 Introduction

3.1.1 This section of the report, in line with Steps 1 and 2 of Historic England's 2017 guidance on *The Setting of Heritage Assets* ('GPA3'), identifies those heritage assets and their settings with the potential to be affected by the proposals; and assesses the degree to which these settings contribute to the significance of the respective heritage asset (including the contribution of the application site).

3.1.2 The assessment identifies two groups of Grade II listed buildings – at Hatchwood House and at the former Hatchwood Farm respectively – which are in reasonable proximity to the site such that they may have potential to be affected. These are:

- Barn at Hatchwood Farm to south east of farmhouse (no.1244779)
- Former cowhouse at Hatchwood Farm to south of farmhouse (no. 1272225)
- Hatchwood House (no.1092198)
- Barn at Hatchwood to south west of house (no.1092158)
- Stable Block at Hatchwood (no.1272649)

3.1.3 Because of the distance of the site from both the Odiham and Basingstoke Canal Conservation Areas, and the intervening development between them, it is considered that there is no potential for the development of the site as proposed to affect these two extensive designated heritage assets or their settings, which are not therefore considered further.

3.2 Hatchwood Farm

3.2.1 The former Hatchwood Farm (now known as Hatchwood Place, the premises of Spectro Jet-Care) comprises a courtyard of buildings including, on the west side, a Grade II listed former cowhouse and, on the east side, a Grade II listed former threshing barn (**Plates 10-13**). When the farm was converted to office use in the 1990s, some buildings were demolished and new buildings were erected. The area around the farm was landscaped and an access drive and car parking

were created. Most of the parking area is south and south-west of the buildings, between them and the present application site.

- 3.2.2 The barn is of late 17th- or early 18th-century date, with an addition dated either 1710 or 1740. It is constructed of red brick and has an internal timber frame comprising timbers reused from an earlier, probably 16th-century barn with wattle and daub infill. It has opposing cart entrances to the original central bay, that at the front (west) projecting under a hipped roof with gablet.
- 3.2.3 The significance of the barn derives from the survival of early fabric, both that reused in its timber structure and that originating in the 17th/18th century. The threshing-barn form remains legible, which also contributes to the building's significance. It also derives significance from its relationship with the farm group as a whole despite the addition of new buildings to the group in the late 20th century; its primary relationships are with the former farmhouse and the listed cowhouse opposite.
- 3.2.4 The former cowhouse is also of 18th-century date, comprising a timber-framed structure clad with weatherboarding. At the time of listing it had a corrugated iron roof but now has a plain clay tile-covered roof with half-hipped end.
- 3.2.5 The courtyard grouping comprises the key setting of both listed buildings, albeit this has been altered by the creation of a second courtyard west of the cowhouse, with new buildings now standing between the listed building and the present application site. The courtyard has also been landscaped and planted such that the farmyard character has largely been lost.
- 3.2.6 While the farm was originally closely associated with Hatchwood House, this relationship was effectively severed by the breaking up of the Hatchwood Estate and changes in ownership and use. While the historical relationship remains, it has been diminished by these changes, particularly by those relating to the conversion of the farm to commercial uses and by the spread of residential development north and east of the farm – this has removed the exclusivity of the historical relationship between house and farm as outliers of built form on the eastern edge of the settlement. There is no visual relationship between the

two because of the dense (historic) tree planting against Farnham Road in the grounds of Hatchwood House.

- 3.2.7 As alluded to above, the wider setting of Hatchwood Place has changed significantly. Once comprising a farm group that stood in a semi-isolated position at the eastern edge of the village and with open views to the east, it is now closely surrounded to north and east by recent residential development, which forms a new eastern development edge. This has substantially altered the connection of the farm to the countryside and diminished this aspect of its setting. So too has the alteration in character of the group – while farm buildings were retained and converted, the overall character of the group is clearly now a commercial rather than an agricultural one.
- 3.2.8 The application site also historically formed part of the Hatchwood Estate and was associated with the farm, but this relationship is no longer legible. The site was in different ownership to the farm by the mid-1990s and is now divided and screened from it by trees and other vegetation along its eastern boundary. A car park and late 20th-century additions to the farm group lie between this boundary and the historic and listed farm buildings (**Plates 14 & 15**). Because of this physical detachment, there is now no appreciable sense of the application site having previously been part of a larger meadow directly adjoining the farmyard.
- 3.2.9 From within the site only very limited and heavily filtered glimpses are available through the vegetation on the eastern boundary to the built form at Hatchwood Place, and it is not possible to see the listed buildings.
- 3.2.10 In views west from Farnham Road, past Hatchwood Place, the site's vegetated eastern boundary is visible beyond the Hatchwood Place car park but there is no appreciable connection between the site and Hatchwood Place in these views (**Plate 16**).
- 3.2.11 As defined by the NPPF, the setting of a heritage asset constitutes '*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*' Historic

England, in GPA3, explains that the importance of setting '*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*'

3.2.12 On this basis, it is clear that the setting of the listed former farm buildings at Hatchwood Place has evolved quite substantially and that the application site, while within the wider physical setting of the buildings, does not contribute to the ability to appreciate their significance.

3.2.13 The site, lying within what was once a larger field enclosure, one of several associated with the farm at Hatchwood Place, has become divorced from the farm – physically by a boundary inserted in the late 20th century, and also through the fact that the former farm has been established in a new use for c.30 years, with the rest of the field having been developed with housing (Waverley Close and The Mapletons). There is little intervisibility between the site and Hatchwood Place and what little there is does not allow an appreciation of the significance of the listed buildings.

3.3 Hatchwood House

3.3.1 Hatchwood House, along with a separate barn and stable block, was added to the statutory list at Grade II on 8th July 1952. Although of 18th-century appearance (with symmetrical north and east fronts with central pediments), it has earlier origins in the long, gabled range to the rear (south).

3.3.2 The timber-framed and weatherboarded barn standing south of the house, and brick stable block to the south-west, were both listed on 26th June 1987, presumably as part of the Accelerated Resurvey of Listed Buildings. Both are of 18th-century date and were included on the list for their group value.

3.3.3 The house is the more significant building of the group, its interest deriving from its early origins and surviving fabric, and from its 18th-century architectural form and detailing.

3.3.4 The buildings as a group retain a well-established setting comprising the private grounds to the property, which include gardens, a walled kitchen garden, paddock and, more widely, historic parkland. The nature and extent of this land

(although much diminished since the 19th century) is key to interpreting and understanding the building's significance and origins as a high-status country house.

- 3.3.5 The grounds appear well contained by trees and hedges to north and west with a more open outlook to the east over the associated parkland and countryside beyond.
- 3.3.6 The main fronts of the house are to north and east, while the site lies to the west. The north (entrance) front of the house now faces directly towards the recent housing development east of Hatchwood Place and there is a glimpsed view of the east front from Farnham Road, looking south-west (**Plate 17**). The site does not form any part of this view.
- 3.3.7 While Hatchwood Place was historically part of the Hatchwood House landholding, its contribution to the setting of the house has been diminished by the changes in its ownership and use and the relationship is no longer readily appreciable (this is discussed above at paragraph 3.2.6). The site does not contribute to what remains of this relationship.
- 3.3.8 While trees within the northern boundary of the grounds to Hatchwood House are visible from within the application site (see **Plate 3**), there are no views of Hatchwood House itself or into its grounds either from the site or from the latter's boundary to Farnham Road, and it is assumed that this must also be the case in the opposite direction because of the density of the trees and vegetation against the road (**Plates 18-21**). The entrance drive to Hatchwood House opens from opposite the application site, but this is not a formalised entrance of any note, simply a gap in a timber paling fence, beyond which the driveway turns immediately to the east towards the house. There are therefore no views into the grounds from here.
- 3.3.9 A Heritage Statement prepared by CgMs Consulting in 2015 and submitted with the application (ref: 15/00829/OUT) for residential development on land west of Hatchwood House (opposite The Mapletons) confirms this lack of visibility, noting that, *'There is a view of Hatchwood House as one approaches the house along the drive but the driveway is largely enclosed by vegetation and there are no views outwards. The boundary along the northern side of the grounds are lined with dense, mature landscaping and no views through to the north are*

possible...From the north, from outside the grounds of Hatchwood House the buildings are not visible, even during winter because the extent of vegetation precludes views into the site.'

- 3.3.10 In views in either direction along Farnham Road, the site's southern boundary can be seen in conjunction with the northern boundary to the grounds of Hatchwood House, but the dense mature planting within the boundary of Hatchwood House robustly encloses the latter's grounds and ensures their secluded character (**Plate 22**). The fencing and planting form a clear boundary to the grounds and speak of the presence of a high-status property beyond, which is only glimpsed from the viewpoint mentioned above at paragraph 3.3.6. The tall Cypress hedge along the application site boundary is planting of a different nature, more suburban in character.
- 3.3.11 I conclude therefore that the application site makes no contribution to the significance of Hatchwood House or to the ability to appreciate that significance.

4.0 IMPACT ASSESSMENT

- 4.1 As, for the reasons discussed in the preceding section of this report, the application site does not contribute to the significance (or ability to appreciate the significance) of any of the listed buildings identified, it follows that the development of the site is unlikely to affect their significance. Therefore, in terms of Step 3 of Historic England's GPA3 (which is to assess the effects of the proposed development, whether beneficial or harmful, on significance or the ability to appreciate it), there should be no requirement to proceed to this step.
- 4.2 However, noting that the views of different heritage professionals may differ, and to ensure a robust planning submission, the proposals are here assessed in line with Step 3 of GPA3.
- 4.3 The proposals comprise a residential development of three detached dwellings together with associated access and landscaping. The access is taken from the location of the existing field gate into the site from Farnham Road, adjoining the access to The Mapletons, but retaining the pedestrian access to the PRow in between. This footpath will be edged on the east side by a new hedge and post-and-rail fence to establish separation between it and the access drive.
- 4.4 Plot 1 will be situated at the northern end of the site, facing south-east, with a rear garden to the north-west against the site's northern and eastern boundaries. The existing post-and-rail fence on the northern boundary will be replaced with a close-boarded fence to provide security and privacy for the garden, while existing trees on the eastern boundary are retained to maintain their screening function and green aspect against Hatchwood Place.
- 4.5 The Plot 1 house is designed in the style of a converted threshing barn, with central projecting full-height gables to the centre, dark weatherboard cladding over a brick plinth and tiled gabled roof. An open-fronted car port with pitched roof supported by timber posts, in the manner of a traditional cart shed, will be attached to the right.
- 4.6 Plot 2 will be situated in the central part of the site, with entrance to the south-west and rear garden against the eastern boundary. This will be constructed of red brick in a traditional neo-Georgian style with symmetrical front, sash-style

windows and slate-covered hipped roof. Parking will be provided in an open-fronted car barn with catslide-type roof against the eastern boundary of the site.

- 4.7 Plot 3 will be situated in the southern part of the site, with entrance to the south facing Farnham Road, but set back from the site boundary behind a grass verge, with garden against the eastern boundary. This house will also be of red brick construction and have a symmetrical façade with a half-hipped clay tile-covered roof.
- 4.8 The existing barbed-wire fence along the eastern boundary will be replaced with a close-boarded fence, while trees will be retained to provide screening of the site against the car park to Hatchwood Place and to maintain a soft, green boundary. The existing close-boarded fence along the southern boundary will be replaced with a new close-boarded fence and the existing tall Cypress hedge will be taken out and replaced with new hedge and tree planting.
- 4.9 The architectural style of the proposals is intended to be compatible with other recent developments in the vicinity, mediating between the agricultural style of The Mapletons and the later developments north and east of Hatchwood Place and west of Hatchwood House.
- 4.10 The development at The Mapletons was designed to have an agricultural character, incorporating barn and cartshed-like structures around courtyards. The Odiham Village Design Statement (2009) describes The Mapletons as '*a low-density development of detached houses of 2003. These take design cues from nearby farm buildings at Hatchwood Place. This...succeeds as a design solution for new buildings which are set apart from the historic core of the village.*'
- 4.11 The new developments north and east of Hatchwood Place, and west of Hatchwood House, adopt a mix of styles, including symmetrically-fronted brick houses with pitched roofs and houses with half-hipped roofs and tile hanging.
- 4.12 The proposals for the present application site are clearly consistent with both these local approaches, with the large threshing-barn-style development at Plot 1 paying particular regard to The Mapletons and to the buildings at Hatchwood Place which influenced the design of The Mapletons' houses.

- 4.13 The retention of trees and vegetation to the site's boundaries will ensure soft screening remains in place between the site and Hatchwood Place and between the site and Farnham Road. There will be no change to the way in which the listed buildings at Hatchwood Place are experienced from Farnham Road – there may be filtered glimpses of the proposed dwellings in oblique winter views across the Hatchwood Place car park towards the site boundary, but this will be experienced in context with the existing residential development to the west.
- 4.14 Neither will there be any material change to the way in which Hatchwood House is appreciated – the only glimpsed view available of the house from Farnham Road is from the north-east and does not encompass the application site, while views into its grounds from Farnham Road are precluded by the dense tree belt enclosing the grounds against the road. The key setting of the house remains enclosed and its relationship with Hatchwood Place is unaffected by the development of the application site.
- 4.15 In conclusion therefore I do not identify any harm arising to the significance of any heritage asset arising from the submitted proposals. I therefore see no reason in heritage terms why a Technical Details Consent should not be granted for the proposals following the Permission in Principle consent already granted.

5.0 SUMMARY AND CONCLUSION

- 5.1 This report has assessed the contribution made by the application site east of The Mapletons and north of Farnham Road in Odiham to the setting of designated heritage assets in relative proximity to the site.
- 5.2 The assessment has followed the guidance set out in Historic England's *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* ('GPA3'; 2nd edn December 2017). It has identified and assessed the significance of a number of designated heritage assets in the vicinity of the site and considered the extent to which the application site could be deemed to form a part of their setting.
- 5.3 The assessment concluded that the application site does not contribute anything of note to the significance or setting of any heritage asset, or to the ability to appreciate significance. Nevertheless, an assessment was made of the potential impact of the proposals on those heritage assets, which include Grade II listed buildings at Hatchwood House and Hatchwood Place.
- 5.4 The assessment concludes that the development of the site as proposed (following the recent grant of Permission in Principle) will not have any effect, either positive or negative, on any of the listed buildings identified and discussed. On this basis, it is my firmly held view that no harm will arise to the significance or setting of any heritage asset from the detailed proposals being submitted for Technical Details Consent.
- 5.5 For all the detailed reasons given in this report, I am therefore of the view that the scheme complies with the policies on conserving and enhancing the historic environment contained in the NPPF, relevant local planning policies and, most importantly of all, the statutory test set by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Plate 1: Looking north across site from field gate on Farnham Road (PRoW and western boundary against The Mapletons to left)



Plate 2: Looking north from site towards northern boundary (PRoW and walled boundary against The Mapletons to left)



Plate 3: Looking south across the site (PRoW to right); the Cypresses form the site's southern boundary, with taller trees beyond within the grounds to Hatchwood House



Plate 4: Looking towards southern boundary of site and field gate onto Farnham Road



Plate 5: Looking north from Farnham Road to the southern boundary of the site



Plate 6: Looking north-east from field gate towards eastern boundary of site



Plate 7: Looking east towards eastern boundary of site



Plate 8: Looking north-west along continuation of the PRoW north of the site



Plate 9: Looking south-east along continuation of the PRow south of Farnham Road



Plate 10: Entrance off Farnham Road to Hatchwood Place (premises of Spectro Jet-Care)



Plate 11: Hatchwood Place



Plate 12: Hatchwood Place, the converted listed barn is the building with the taller gable end to the right



Plate 13: Hatchwood Place, the converted listed cowshed is the small weatherboarded building with half-hipped roof to the centre: the buildings to the left are late 20th-century additions

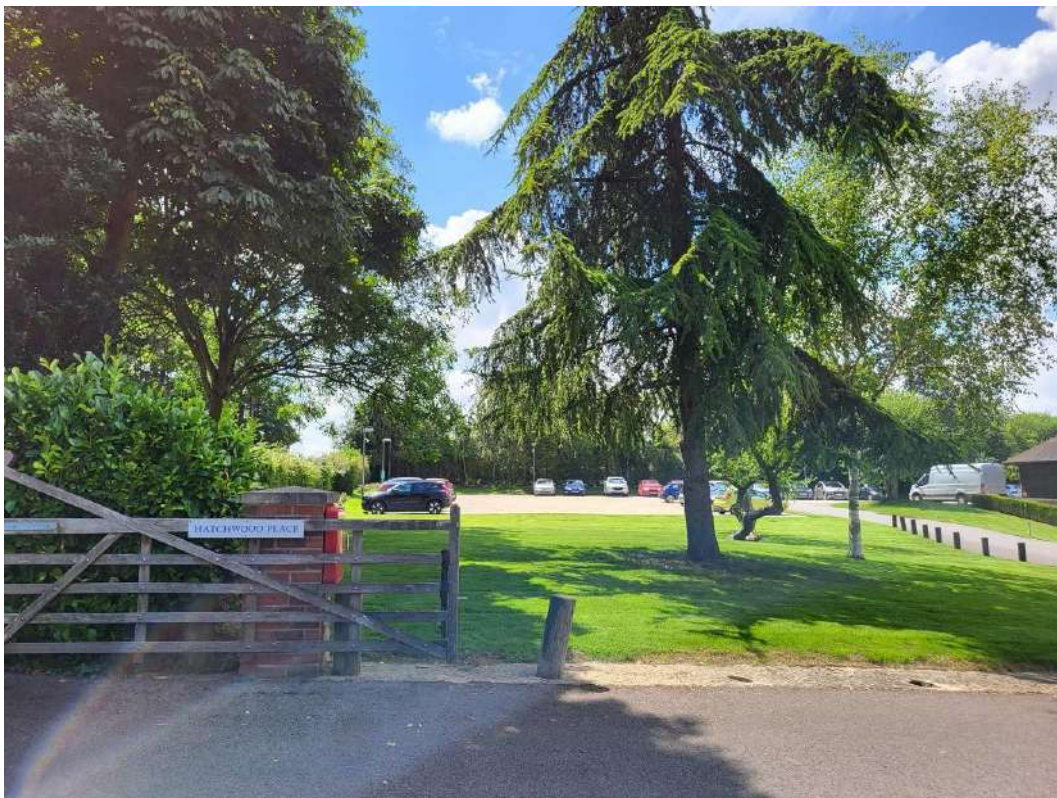


Plate 14: Looking south-west from entrance to Hatchwood Place towards eastern boundary of site beyond car park



Plate 15: Looking south-west from entrance to Hatchwood Place towards eastern boundary of site beyond car park



Plate 16: Looking west from Farnham Road into Hatchwood Place premises, with eastern boundary of site beyond car park to left



Plate 17: Glimpsed view of Hatchwood House through gap in trees, looking south-west from Farnham Road



Plate 18: Looking north-east along Farnham Road (Hatchwood Place boundary to left, Hatchwood House boundary to right)



Plate 19: Boundary of Hatchwood House against Farnham Road



Plate 20: Looking south-west along Farnham Road, boundary of Hatchwood House to left



Plate 21: Looking south-west along Farnham Road, Hatchwood House to left, Hatchwood Place to right



Plate 22: Looking north-east along Farnham Road, application site boundary to left, Hatchwood House boundary to right



Dice
Environmental
Acoustics

The Mapletons, Odiham
Noise Impact Assessment

1st August 2024

Ref: 101434-R01

Version 3

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Contents

EXECUTIVE SUMMARY.....	4
Noise Surveys.....	4
Noise Impact Assessment.....	4
Overheating Assessment.....	4
Plant Noise Assessment.....	5
1. INTRODUCTION.....	6
1.1. Background.....	6
1.2. Limitations.....	6
1.3. Confidentiality.....	6
2. ASSESSMENT METHODOLOGY.....	7
2.1. National Planning Policy Framework.....	7
2.2. British Standard 8233:2014 <i>Guidance on sound insulation and noise reduction for buildings</i>	9
2.2.1. Noise Criterion Limits.....	9
2.2.2. Ventilation Requirements.....	10
2.3. Building Regulations Approved Document O: <i>Overheating</i>	11
2.4. World Health Organisation's (WHO) <i>Guidelines for Community Noise</i>	11
2.5. British Standard 4142:2014+A1:2019 <i>Methods for rating and assessing industrial and commercial sound</i>	12
3. SURVEYS.....	14
3.1. Background and Ambient Noise Survey.....	14
3.2. Road Traffic Noise Survey – Farnham Road.....	14
3.3. Noise Survey Conditions.....	15
4. NOISE IMPACT ASSESSMENT.....	16
4.1. BS8233 Assessment.....	16
4.2. Overheating noise assessment.....	17
4.3. External Amenity.....	17
4.4. Proposed Plant.....	17
5. CONCLUSION.....	19
APPENDIX I – LIMITATIONS.....	20
APPENDIX II – GLOSSARY OF ACOUSTIC TERMINOLOGY.....	21
APPENDIX III – FIGURES.....	23
APPENDIX IV – NOISE SURVEY RESULTS.....	29
APPENDIX V – BIBLIOGRAPHY.....	30

Executive Summary

Dice Environmental were commissioned by Shorewood Homes to undertake a Noise Impact Assessment to support a planning application for a residential development at the Land Adjacent to The Mapletons, Odiham.

Noise Surveys

Environmental noise surveys have been completed to quantify the prevailing soundscape at the site. This comprised an unattended logging survey over a weekend and weekday period to measure background levels, supplemented with a short-term CRTN survey to measure noise associated with Farnham Road adjacent to the site. Measurements were also undertaken to determine the level of noise associated with the premises to the northeast, however no noise was audible at the nearest site boundary during any site visit, or noted from the measured background noise levels, and no further assessment has been included.

Noise Impact Assessment

A 3D CadnaA noise model has been constructed including all significant noise sources at the site, primarily noise from Farnham Road. This has been used to predict the noise levels incident upon the facades of the proposed residential development.

Accordingly, appropriate consideration has been given towards the mitigation measures required to ensure that the internal ambient noise level requirements set out in BS8233:2014 can be met for the development. A range of double-glazing configurations from $R_w + C_{tr}$ 25 dB to $R_w + C_{tr}$ 33 dB would be required to control noise break-in from external sources and achieve the requirements of BS8233.

In addition, the assessment has found that a ventilation scheme, providing a performance of $D_{n,e,w} + C_{tr}$ 33 dB will be required within a number of rooms, depending on internal layout and orientation.

The assessment determined that the external amenity areas of Plot 3 exceed the upper criterion of $L_{Aeq,1h}$ 55 dB in accordance with BS8233. It is therefore recommended to install 2.2m garden fences to control external ambient noise levels.

Overheating Assessment

Facades of plots 3, with a line of sight to Farnham Road are predicted to exceed the noise levels set out in Approved Document O Overheating for bedrooms at night. Open windows should not be relied upon as the standard means of cooling for overheating scenarios in these locations.

Plant Noise Assessment

Plant Noise Emission Limits (PNEL's) have been set for any proposed plant associated with the development. Day time noise limits of $L_{A,r,T,r}$ 42 dB and nighttime noise limits of $L_{A,r,T,r}$ 33 dB have been set for all plant running simultaneously based on the existing background noise levels.

1. Introduction

1.1. Background

Dice Environmental has been commissioned by Shorewood Homes, to provide a Noise Impact Assessment to support a planning application for a residential development at Land Adjacent to The Mapletons, Odiham, to be referred to hereafter as “the site”.

The site is located in the east side of Odiham, north of Farnham Road, and is identified as a potential site for residential development. The development comprises 3No. residential dwellings with associated external amenity and parking.

The key source of noise impacting the site is Farnham Road.

This assessment has been undertaken with due regard to the supplied planning layout shown on Radley House Partnership drawing *Proposed Site Plan 8390-D01* Rev B (dated July 2024). The site layout is shown in Figure 2 of Appendix III.

1.2. Limitations

All limitations of this report are presented in Appendix I.

1.3. Confidentiality

Dice Environmental has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Dice Environmental; a charge may be levied against such approval.

2. Assessment Methodology

2.1. National Planning Policy Framework

National Planning Policy Framework [1] states that noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. When preparing local or neighbourhood plans, or taking decisions about new development, there may also be opportunities to consider improvements to the acoustic environment.

Local planning authorities' plan-making and decision-taking should take account of the acoustic environment and in doing so consider:

- Whether or not significant adverse effect is occurring or is likely to occur
- Whether or not adverse effect is occurring or is likely to occur; and
- Whether or not a good standard of amenity can be achieved.

In line with the Explanatory Note of the Noise Policy Statement for England [2], this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation.

The Observed Effect Levels are as follows:

- Significant Observed Adverse Effect Level (SOAEL): This is the level of noise exposure above which significant adverse effects on health and quality of life occur;
- Lowest Observed Adverse Effect Level (LOAEL): This is the level of noise exposure above which adverse effects on health and quality of life can be detected;
- No Observed Adverse Effect Level (NOAEL): This is the level of noise exposure at which the noise is noticeable but has no effect at all on health or quality of life.
- No Observed Effect Level (NOEL): This is the level of noise exposure below which noise is not audible.

Table 1 summarises the noise exposure hierarchy, based on the likely average response.

Table 1: Noise exposure hierarchy

Perception	Examples of outcomes	Increasing effect level	Action
No Observed Effect Level			
Not present	No effect	No observed effect	No specific measures required
No Observed Adverse Effect Level			
Present and not intrusive	Noise can be heard but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life.	No observed adverse effect	No specific measures required
Lowest Observed Adverse Effect Level			
Present and intrusive	Noise can be heard and causes small changes in behaviour, attitude or other physiological response, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a small actual or perceived change in the quality of life.	Observed adverse effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level			
Present and disruptive	The noise causes a material change in behaviour attitude or other physiological response, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening, and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant observed adverse effect	Avoid
Present and very disruptive	Extensive and regular changes in behaviour, attitude or other physiological response and/or an inability to mitigate effect of noise leading to psychological, e.g., regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory.	Unacceptable adverse effect	Prevent

The subjective nature of noise means that there is not a simple relationship between noise levels and the impact on those affected. This will depend on how various factors combine in any particular situation.

These factors include:

-
- The source and absolute level of the noise together with the time of day it occurs. Some types and level of noise will cause a greater adverse effect at night than if they occurred during the day – this is because people tend to be more sensitive to noise at night as they are trying to sleep. The adverse effect can also be greater simply because there is less background noise at night;
 - For non-continuous sources of noise, the number of noise events, and the frequency and pattern of occurrence of the noise; and
 - The spectral content and general character of the noise. The local topology and topography should also be taken into account along with the existing and, where appropriate, the planned character of the area.

More specific factors to consider when relevant:

- Where applicable, the cumulative impacts of more than one source should be taken into account, along with the extent to which the source of noise is intermittent and of limited duration.
- Consideration should also be given to whether adverse internal effects can be completely removed by closing windows and, in the case of new residential development, if the proposed mitigation relies on windows being kept closed most of the time. In both cases a suitable alternative means of ventilation is likely to be necessary. Further information on ventilation can be found in the Building Regulations.
- If external amenity spaces are an intrinsic part of the overall design, the acoustic environment of those spaces should be considered so that they can be enjoyed as intended.

2.2. *British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings*

2.2.1. Noise Criterion Limits

The scope of this standard [3] is the provision of recommendations for the control of noise in and around buildings. It suggests appropriate criteria and limits for different situations, which are primarily intended to guide the design of new buildings or refurbished buildings undergoing a change of use, rather than to assess the effect of changes in the external noise climate.

The standard suggests ambient noise levels in dwellings from external noise sources should not exceed the values given in Table 2.

Table 2: BS8223 Recommended indoor ambient noise level limits

Activity	Location	Limit $L_{Aeq,T}$ (dB)	
		Daytime (07:00-23:00)	Night-time (23:00-07:00)
Suitable resting/sleeping conditions	Living Room	35	-
	Bedroom	35	30
Dining	Dining room	40	-

BS8233 goes on to recommend noise levels for external amenity spaces (i.e., gardens, balconies etc.). According to BS8233;

It is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors might be warranted.

BS8233 goes on to say:

In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces but should not be prohibited.

2.2.2. Ventilation Requirements

Where a partially open window cannot be relied upon to provide an adequate level of facade sound insulation, it is necessary to consider alternative ventilation for habitable rooms. Section 8.4.5.4 of BS8233 states:

The Building Regulations' supporting documents on ventilation [4, 5, 6] recommend that habitable rooms in dwellings have background ventilation. Where openable windows cannot be relied upon for this ventilation, trickle ventilators can be used and sound attenuating types are available. However, windows may remain openable for rapid or purge ventilation, or at the occupant's choice.

Alternatively, acoustic ventilation units (see 7.7.2) are available for insertion in external walls. These can provide sound reduction comparable with double glazed windows. However, ducted systems with intakes on the quiet side of the building might be required in very noisy situations, or where appearance rules out through-the-wall fans.

Section 7.7.2 states:

NOTE 5: If relying on closed windows to meet the guide values, there needs to be an appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level.

2.3. Building Regulations Approved Document O: Overheating

Approved Document O of the Building Regulations 2010 *Overheating* (ADO) [7] concerns ventilation and overheating requirements in dwellings. Requirement O1(2)(a) concerns the maximum acceptable noise levels in homes during overheating scenarios. These represent a 10 dB relaxation on the noise levels set out in BS8233 [3] and WHO Guidelines [8] that apply in non-overheating scenarios. Table 3 sets out these limits.

Table 3: Internal noise level limits in overheating scenarios

Location	Time	Noise limits in overheating conditions
Bedroom	Daytime (07:00-23:00)	$L_{Aeq,16h}$ 45 dB
	Night (23:00-07:00)	$L_{Aeq,8h}$ 40 dB L_{AFmax} 55 dB not exceeded more than 10 times per night

2.4. World Health Organisation's (WHO) Guidelines for Community Noise

The WHO *Guidelines for Community Noise* [8] offer advice with regard to setting noise criteria applicable to sleep disturbance. Section 4.2.3 specifies:

If the noise is not continuous, L_{Amax} or SEL are used to indicate the probability of noise-induced awakenings. Effects have been observed at individual L_{Amax} exposures of 45 dB or less. Consequently, it is important to limit the number of noise events with a L_{Amax} exceeding 45 dB.

The guidelines go on to state:

At night, sound pressure levels at the outside façades of the living spaces should not exceed 45 dB L_{Aeq} and 60 dB L_{Amax} , so that people may sleep with bedroom windows open. These values have been obtained by assuming that the noise reduction from outside to inside with the window partly open is 15 dB.

The sound insulation performance value of 15 dB for a façade containing a partially open window accords with the guidance offered in BS8233 [3]. The guidelines reference a study by Vallet & Vernet [9], which concluded that:

For a good sleep, it is believed that indoor sound pressure levels should not exceed approximately 45 dB L_{AFmax} more than 10-15 times per night.

Accordingly, this assessment has utilised the 10th highest measured maximum noise level from the night-time period and allows for an assessment of a typical maximum noise level in determining façade sound insulation performance.

2.5. British Standard 4142:2014+A1:2019 *Methods for rating and assessing industrial and commercial sound*

BS4142 [10] describes methods for rating and assessing sound of an industrial or commercial nature which includes:

- Sound from industrial and manufacturing processes
- Sound from fixed installations which comprise mechanical and electrical plant and equipment
- Sound from the loading and unloading of goods and materials at industrial and/or commercial premises
- Sound from mobile plant and vehicles that is an intrinsic part of the overall sound emanating from processes or premises, such as that from forklift trucks, or that from train or ship movements on or around an industrial or commercial site.

The procedure detailed in the standard compares the measured or predicted noise level, 'the specific noise level', from any of the above detailed noise sources with the background sound level at a residential dwelling. The measured background sound level at a receptor should be reliable and should not necessarily ascertain a lowest measured background sound level, but rather to quantify what is typical.

The specific noise level also acknowledges the following reference time intervals depending upon whether the noise source operates during daytime or night-time periods:

- Daytime (07:00-23:00): 1 hr; and,
- Night-time (23:00-07:00): 15 minutes.

There are a number of 'penalties' which can be attributed to the specific sound level depending upon the 'acoustic features' of the sound under investigation as follows. These penalties vary in their weighting depending upon the severity of the acoustic feature, as follows:

Tonality

- +2 dB: where the tonality is just perceptible
- +4 dB: where the tonality is clearly perceptible
- +6 dB: where the tonality is highly perceptible

Impulsivity

- +3 dB: where the impulsivity is just perceptible

- +6 dB: where the impulsivity is clearly perceptible
- +9 dB: where the impulsivity is highly perceptible

Intermittency

- +3 dB: where the intermittency is readily distinctive against the acoustic environment

In addition to the above acoustic features, there is a penalty for 'other sound characteristics' of +3 dB where a sound exhibits characteristics that are neither tonal nor impulsive, though are readily distinctive against the acoustic environment.

BS4142 goes on to state that the rating level is equal to the specific sound level if there are no such features present or expected to be present.

Assessment of the rating level relative to the background noise level can yield the following commentary:

- Typically, the higher the rating level is above the background sound level, the greater the magnitude of impact.
- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact.

With the above in mind, it is common that a Local Planning Authority will specify their own criteria for the rating level relative to the background sound level and, where this is the case, this criterion usually takes precedence over a simple comparison of the rating level against the background sound level.

BS4142 includes the following text in relation to areas with low and very low noise levels:

Where background sound levels and rating levels are low, absolute levels might be as, or more, relevant than the margin by which the rating level exceeds the background. This is especially true at night.

3. SURVEYS

3.1. Background and Ambient Noise Survey

Dice has conducted a background and ambient noise survey in order to measure the level of noise currently present across the site. The noise survey took place over the following period:

- 15:30 27th June 2024 to 10:45 1st July 2024.

The following noise measurement position was chosen:

- Noise Measurement Position 1 (NMP1): A background and ambient noise survey was undertaken on the north eastern boundary of the development. The microphone was situated approximately 1.5m from the ground and in free field conditions.

A summary of the measured sound pressure levels is presented in Table 4.

Table 4: Summary of measured background sound levels

Date Range	Period	Ambient sound level, $L_{Aeq,T}$, dB	Background sound level dB $L_{A90,T}$	
			Range	Typical*
27 Jun. 24 – 1 Jul. 24.	Daytime (07:00-23:00)	52	36-49	42
	Night time (23:00-07:00)	46	31-46	33

*Based on modal values occurring within each stated time period

3.2. Road Traffic Noise Survey – Farnham Road

Dice has conducted a road traffic noise survey to measure the level of noise generated by vehicles using Farnham Road. The noise survey took place over the following period:

- 11:00 to 14:00 1st July 2024.

The following location was chosen for the survey:

- Noise Measurement Position 2 (NMP2): Dice undertook a road traffic measurement of Farnham Road in a position considered representative of the noise present across the site. The survey was undertaken at the south boundary of the site at an approximate height of 1.5m and 6m from the nearest kerbside. Noise at this location was dominated by traffic associated with Farnham Road.

A summary of the measured sound pressure levels is presented below.

Table 5: Summary of Measured Road Traffic Noise Levels; NMP2

Period Start Time	Average Measured Sound Pressure Levels, Free-Field (dB)		10 th highest L _{Amax,f}
	L _{Aeq,T}	L _{A10,T}	
01/07/2024 11:00	66.5	70.4	80.1
01/07/2024 12:00	66.0	70.3	
01/07/2024 13:00	65.6	70.0	
L _{Aeq,16hr} as calculated from CRTN [11]	67.2		
L _{Aeq,8hr} as calculated from CRTN and TRL [12]	58.5		

The L_{Amax} parameter tabulated is obtained by outputting the L_{AMax,f} parameter for each 1-minute interval during the survey. These are ordered in declining intensity and the 10th highest selected.

3.3. Noise Survey Conditions

The weather conditions during the noise surveys were conducive towards the measurement of environmental noise being fine and dry with wind speeds below 5 m/s.

The noise survey was completed using the following noise measurement equipment.

Table 6: Noise Measurement Equipment

Position	Description	Manufacturer & Type	Serial No.	Calibration Expiry
NMP1 & NMP2	Sound Level Meter	01dB Fusion	11536	28 Sep. 25
	Pre-amplifier	01dB PRE22	1915033	
	Microphone	GRAS 49CE	291871	
	Calibrator	01dB-Stell Cal21	34113643 (2011)	27 Sep. 24

The sound level meter was field-calibrated on site prior to and after the measurements were taken. No significant drift was witnessed.

4. Noise Impact Assessment

In order to accurately assess noise propagation across the site, a 3D noise model has been constructed using the modelling software CadnaA. The following assumptions, inputs and considerations have been included in the model:

- Terrain data taken from DEFRA Data Services Platform [13];
- Planning layout drawing as described in Section 1;
- Existing buildings that provide shielding from any of the noise sources have been included in the model;
- NMP2 has been successfully used to calibrate the model;
- A reflection order of 2 has been used in all calculations;
- Building heights are as supplied by the client; and
- Noise levels generated using ISO 9613-1 [14] and ISO 9613-2 [15] as incorporated into CadnaA software.

4.1. BS8233 Assessment

In order to accurately determine the noise level within habitable rooms, noise levels at 1 m outside the façades have been calculated in the noise model for the proposed layout.

Table 13 of BS6262-2 [16] suggests that a standard double-glazing unit with configuration 4mm glass/12mm cavity/4mm glass affords a sound insulation performance in the order of R_w 29 dB; however, this is for a pink noise spectrum. The same unit, weighted for road traffic noise using the '+ C_{tr} ' correction, has a sound insulation performance of approximately $R_w + C_{tr}$ 25 dB and so this value, along with the attenuation values for further glazing configurations, has been used to determine internal noise levels.

BS8233 [3] also recommends that a partially open window provides approximately 15 dB attenuation, and this value is also used in the following assessment.

The L_{Amax} assessment has been completed by assessing a point sound source at an appropriate series of points in the noise model on the road source close to the development.

In order to achieve the noise criteria stated within the BS8233 and WHO Guidelines [8] for bedrooms and living areas, a range of glazing specifications and alternative ventilation schemes are required. Figures 3 and 4 of Appendix III presents the minimum glazing sound insulation and ventilation performance required to achieve the noise criteria across each façade.

Table 7: Typical glazing configuration and sound insulation requirements

Sound insulation performance, $R_w + C_{tr}$ (dB)	Typical glazing configuration (mm)	Ventilation strategy*
<15	4/12/4	Open windows
16		$D_{n,e,w} + C_{tr} \geq 16$ dB trickle vent
18		$D_{n,e,w} + C_{tr} \geq 18$ dB trickle vent
20		$D_{n,e,w} + C_{tr} \geq 20$ dB trickle vent
22		$D_{n,e,w} + C_{tr} \geq 22$ dB trickle vent
25		$D_{n,e,w} + C_{tr} \geq 25$ dB trickle vent
30	6/12/6	$D_{n,e,w} + C_{tr} \geq 30$ dB trickle vent
33	6.4/12/6	$D_{n,e,w} + C_{tr} \geq 33$ dB trickle vent

* Based on a single trickle vent per window. If more than one vent is to be used, the performance should increase by 3dB with every doubling of the number of vents, i.e., +3dB for 2 vents, +6dB for 4 vents, etc.

4.2. Overheating noise assessment

Analysis of the noise model indicates that there are southern facades of plot 3 with a line of sight to the noise sources where open windows cannot be relied upon to provide cooling in overheating scenarios, as the noise limits of ADO [7] will be exceeded. These are indicated in Figure 5 of Appendix III.

In these locations, an alternative form of cooling will be required in overheating scenarios. Where this will be a mechanical system, the noise generated by the system must also be assessed.

4.3. External Amenity

The predicted noise levels in the gardens of the new properties will range between $L_{Aeq,16h}$ 50 dB and 62 dB without any mitigation measures. Plots 1 and 2 fall below the criteria as set within BS8233. However, plot 3 experiences a noise level of $L_{Aeq,16h}$ 62 dB without any mitigation measures. This can be seen in Figure 6 of Appendix III.

Accordingly, mitigation in the form of acoustic fencing is required. 2.2m fencing is recommended on the southern and eastern boundaries of Plot 3 to reduce noise levels to the lowest practicable for the plot. This can be seen within Figure 7 of Appendix III. In order to achieve the necessary noise screening from the fences they should be free from gaps and holes and constructed of any suitable material with a surface density of >10 kg/m². For example, 18mm plywood would be suitable.

4.4. Proposed Plant

Consideration should be given to potential noise arising from the proposed plant associated with the development, such as kitchen and bathroom extract fans, upon the existing noise sensitive dwellings. Table 8 illustrates the calculation of plant rating level limits for the daytime and night-time periods based on BS4142 [10]. These limits apply to all plant units operating simultaneously.

Table 8: Plant noise limits

Period	Representative background level $L_{A90,T}$ (dB)	Plant rating level $L_{Ar,Tr}$ (dB)
Day (07:00-23:00)	42	42
Night (23:00-07:00)	33	33

It should be noted that the emission limit is a rating level which can include for a range of penalties or 'acoustic feature corrections' as detailed in BS4142 and as such the actual measured or calculated sound pressure level outside the closest habitable window could be up to 18 dB lower than the rating level values presented here.

At this stage in the design there is no information available regarding the proposed plant units to be installed at the site, so it has not been possible to carry out a full plant noise assessment. Once selections have been made, an assessment should be carried out to ensure that the limits can be met.

Once this is done, it is considered that the likelihood of adverse comment arising as a result of noise from the plant will be low and that the NOAEL will be achieved, which would be barely noticeable and not intrusive, resulting in the following:

Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.

5. CONCLUSION

Dice Environmental has been commissioned by Shorewood Homes to provide a Noise Impact Assessment to support a planning application for a residential development at Land Adjacent to The Mapletons, Odiham.

Environmental noise surveys have been completed to quantify the prevailing noise environment, dominated by road traffic noise from Farnham Road.

A 3D CadnaA noise model has been constructed including all significant noise sources at the site, primarily noise from Farnham Road. This has been used to predict the noise levels incident upon the facades of the proposed residential development.

Accordingly, appropriate consideration has been given towards the mitigation measures required to ensure that the internal ambient noise level requirements set out in BS8233:2014 can be met for the development. A range of double-glazing configurations from $R_w + C_{tr}$ 25 dB to $R_w + C_{tr}$ 33 dB would be required to control noise break in from external sources and achieve the requirements of BS8233.

In addition, the assessment has found that a ventilation scheme, providing a performance of $D_{n,e,w} + C_{tr}$ 33 dB will be required within a number of rooms, depending on internal layout and orientation.

The assessment determined that the external amenity areas of Plot 3 exceed the upper criterion of $L_{Aeq,1h}$ 55 dB in accordance with BS8233. It is therefore recommended to install 2.2 m garden fences to control external ambient noise levels.

Facades of plot 3, with a line of sight to Farnham Road are predicted to exceed the noise levels set out in Approved Document O Overheating for bedrooms at night. Open windows should not be relied upon as the standard means of cooling for overheating scenarios in these locations.

Plant Noise Emission Limits (PNEL's) have been set for any proposed plant associated with the development. Day time noise limits of $L_{A,r,Tr}$ 42 dB and nighttime noise levels of $L_{A,r,Tr}$ 33 dB have been set for all plant running simultaneously based on the existing background noise levels.

The assessment is based upon robust and worst-case assumptions and demonstrates that, in principle and subject to the incorporation of the identified mitigation measures, there should be no adverse impact at the proposed dwellings as a result of existing noise. The site is suitable for the promotion of residential development.

Appendix I – Limitations

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between Dice Environmental and the Client as indicated in Section 1.2.
2. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
3. Dice Environmental cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by Dice Environmental is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by Dice Environmental in this connection without their explicit written agreement there to by Dice Environmental.
4. Where a noise survey is required to inform the assessment, Dice Environmental will endeavour to ensure that all noise measurements taken are robust, representative and reliable in order to inform an accurate noise impact assessment. Where limitations or constraints exist which prevent a suitable noise survey being completed, Dice Environmental will take all reasonable steps to make the client fully aware of any such limitations or constraints with a view to achieving the best possible outcome for the client. Where additional sound surveys are required, over and above those specified in our scope of works, then Dice Environmental reserves the right to charge additional fees.
5. Where mitigation measures are specified in our report, it should be noted that these measures are relative to a specific sound source, both in terms of the measured sound pressure level and the character of the source. Where either the sound pressure level or the character of the sound varies following completion of the sound survey, Dice Environmental cannot be held responsible for any subsequent variations in the proposed mitigation performance.

Appendix II – Glossary of Acoustic Terminology

Noise is defined as unwanted sound. Human ears are able to respond to sound in the frequency range 20 Hz (deep bass) to 20,000 Hz (high treble) and over the audible range of 0 dB (the threshold of perception) to 140 dB (the threshold of pain). The ear does not respond equally to different frequencies of the same magnitude but is more responsive to mid-frequencies than to lower or higher frequencies. To quantify noise in a manner that approximates the response of the human ear, a weighting mechanism is used. This reduces the importance of lower and higher frequencies, in a similar manner to the human ear.

Furthermore, the perception of noise may be determined by a number of other factors, which may not necessarily be acoustic. In general, the impact of noise depends upon its level, the margin by which it exceeds the background level, its character, and its variation over a given period of time. In some cases, the time of day and other acoustic features such as tonality or impulsivity may be important, as may the disposition of the affected individual. Any assessment of noise should give due consideration to all of these factors when assessing the significance of a noise source.

The most widely used weighting mechanism that best corresponds to the response of the human ear is the 'A'-weighting scale. This is widely used for environmental noise measurement, and the levels are denoted as dB(A) or L_{Aeq} , L_{A90} etc., according to the parameter being measured.

The decibel scale is logarithmic rather than linear, and hence a 3 dB increase in sound level represents a doubling of the sound energy present. Judgement of sound is subjective, but as a general guide a 10 dB(A) increase can be taken to represent a doubling of loudness, whilst an increase in the order of 3 dB(A) is generally regarded as the minimum difference needed to perceive a change under normal listening conditions.

An indication of the range of sound levels commonly found in the environment is given in the Table A1.

Table A1: Typical Sound Pressure Levels

Sound Pressure Level dB(A)	Location/Example
0	Threshold of hearing
20-30	Quiet bedroom at night
30-40	Living room during the day
40-50	Typical office
50-60	Inside a car
60-70	Typical high street
70-90	Inside factory
100-110	Burglar alarm at 1m away
110-130	Jet aircraft on take off
140	Threshold of pain

Table A2: Terminology

Descriptor	Explanation
Ambient Noise	Encompassing sound, at a given place, being usually a composite of sounds from many sources near and far.
C_{tr}	Sound insulation performance spectrum adaptation term that accounts for the A-weighted urban traffic noise spectrum.
dB (decibel)	The scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and a reference pressure (20 μ Pa).
dB(A)	A-weighted decibel. This is a measure of the overall level of sound across the audible spectrum with the 'A' frequency weighting to compensate for the varying sensitivity of the human ear to sound at different frequencies.
$D_{n,e,w}$	Weighted element normalized level difference. A single-number quantity that describes the sound insulation of ventilators.
$L_{Aeq, T}$	A-weighted, equivalent continuous sound pressure level. L_{Aeq} is defined as the notional steady sound level which, over a stated period of time (T), would contain the same amount of acoustical energy as the A-weighted fluctuating sound measured over that period.
L_{Amax}	L_{Amax} is the maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' time-weighting response.
$L_{Ar,Tr}$	Sound rating level. The A-weighted L_{eq} sound level of an industrial noise during a specified time period, adjusted for tonal character and impulsivity.
L_{10} & L_{90}	If a non-steady noise is to be described, it is necessary to know both its level and the degree of fluctuation. The L_n indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L_{10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{90} is the 'average minimum level' and is often used to describe the background noise. It is common practice to use the L_{10} index to describe traffic noise.
Free-Field Level	A sound field determined at a point away from reflective surfaces other than the ground with no significant contributions due to sound from other reflective surfaces. Generally, this is measured outside and away from buildings.
Fast	A time-weighting used in the root mean square section of a sound level meter with a 125-millisecond time constant.
Pink Noise Spectrum	Noise whose power spectral density is inversely proportional to frequency.
Residual Noise	The ambient sound remaining when the specific sound is suppressed.
R_w	Weighted Sound Reduction Index. A single number quantity which characterises the airborne sound insulation of a material or building element over a range of frequencies, based on laboratory measurements.
Slow	A time-weighting used in the root mean square section of a sound level meter with a 1000-millisecond time constant.
Specific Noise	Noise from the sound source under investigation as defined in BS4142, method for rating industrial noise affecting mixed residential and industrial areas.

Appendix III – Figures

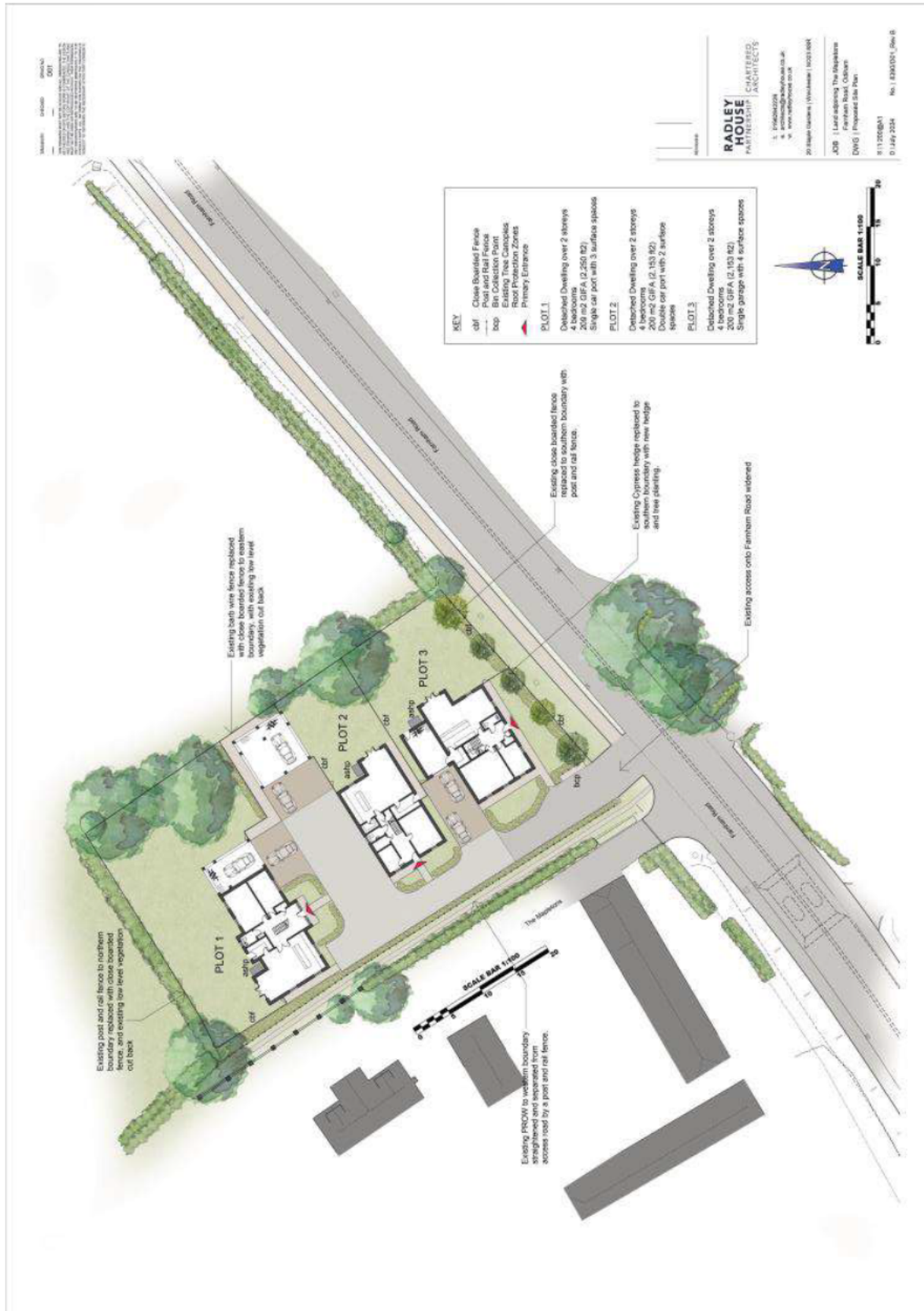


Figure 1: Site Layout Drawing

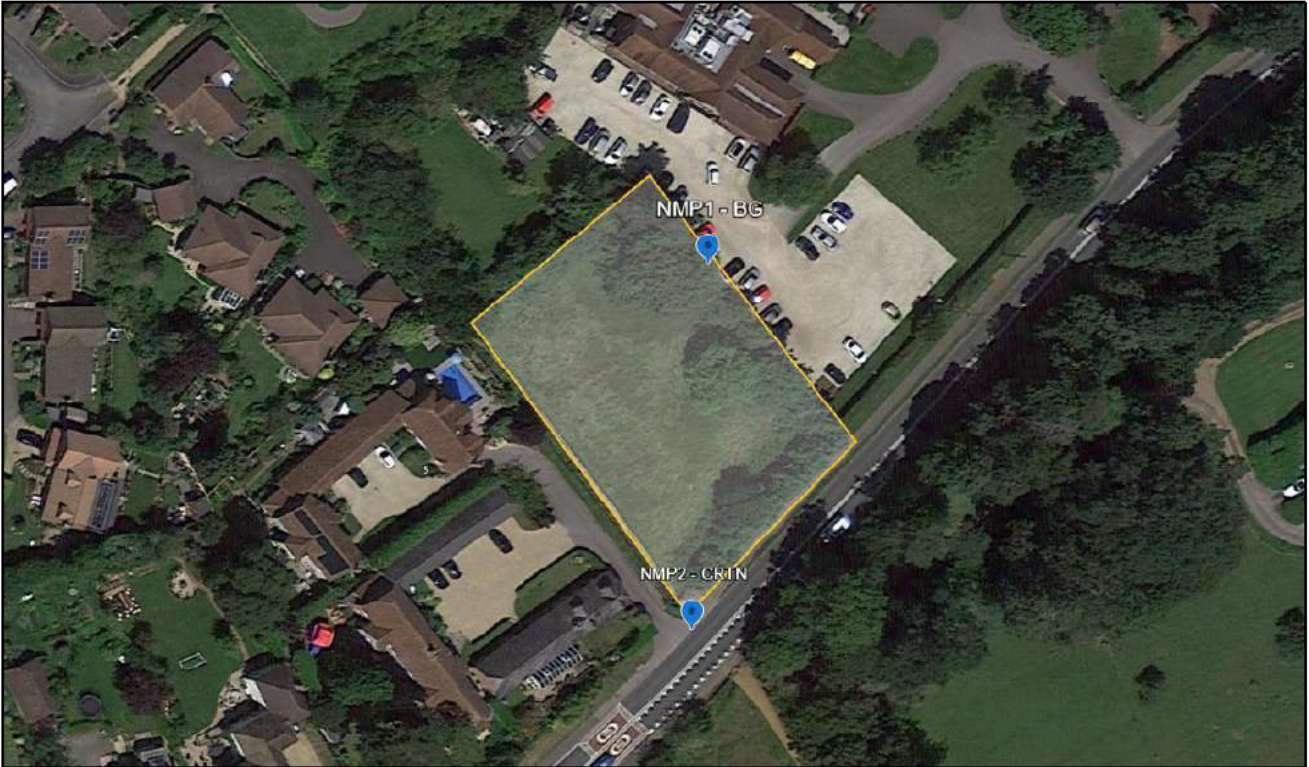


Figure 2: Noise Measurement Positions (NMPs)



Figure 3: Glazing and ventilation strategy – Ground Floor



Figure 4: Glazing and ventilation strategy – First Floor



Figure 5: Cooling strategy, overheating assessments – First Floor (bedrooms at night only)

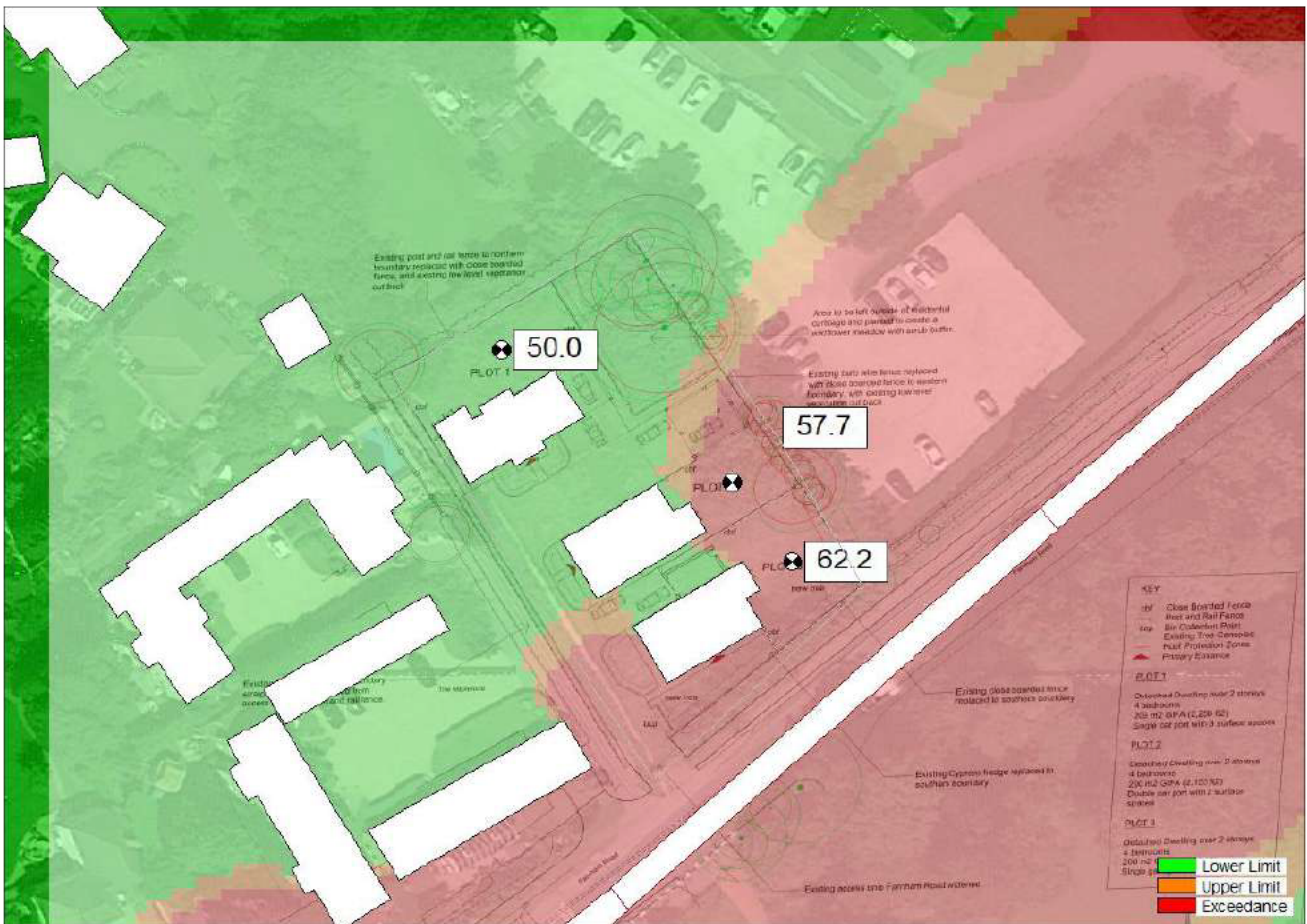


Figure 6: External Amenity BS2233 Assessment – Without Mitigation

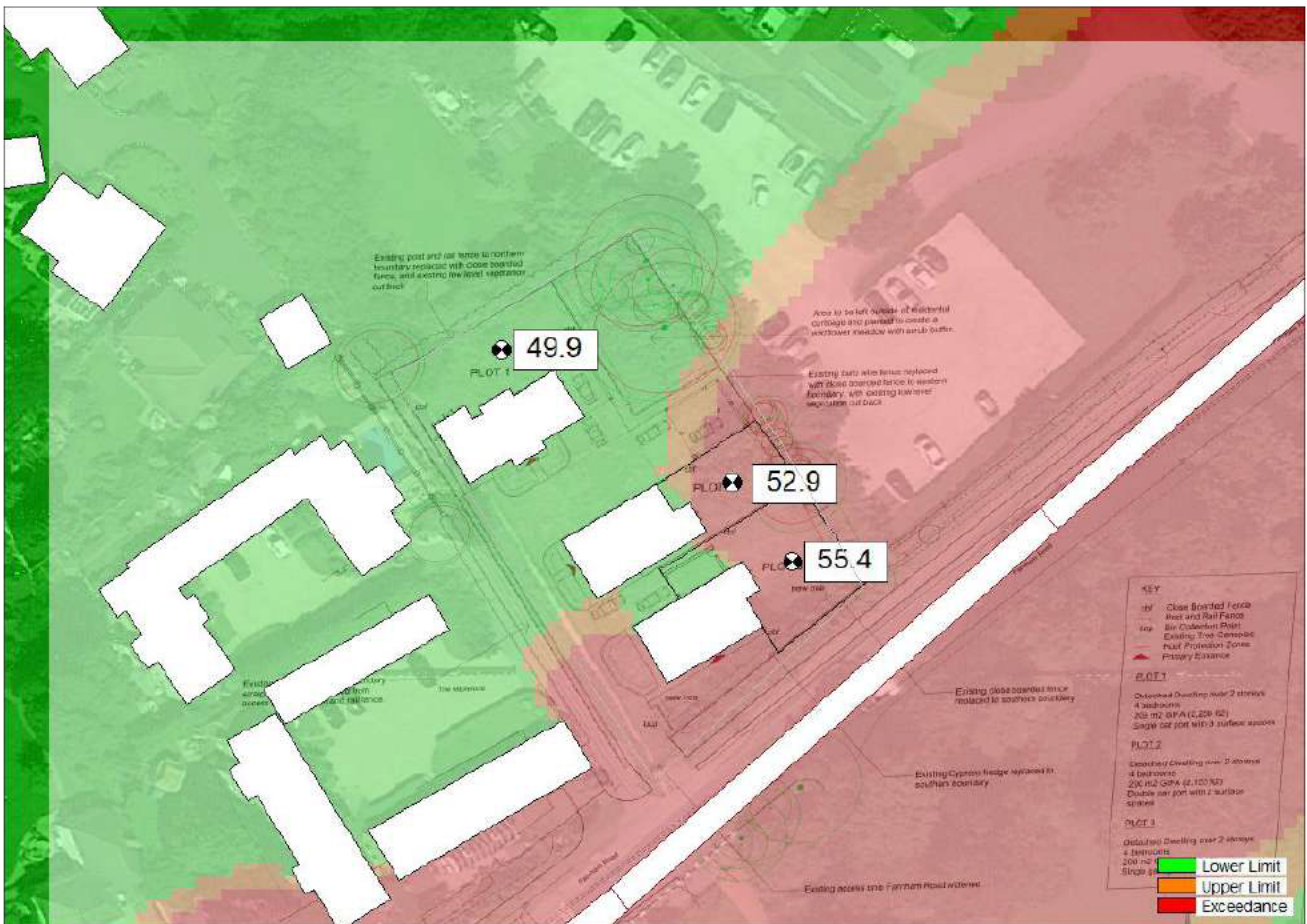
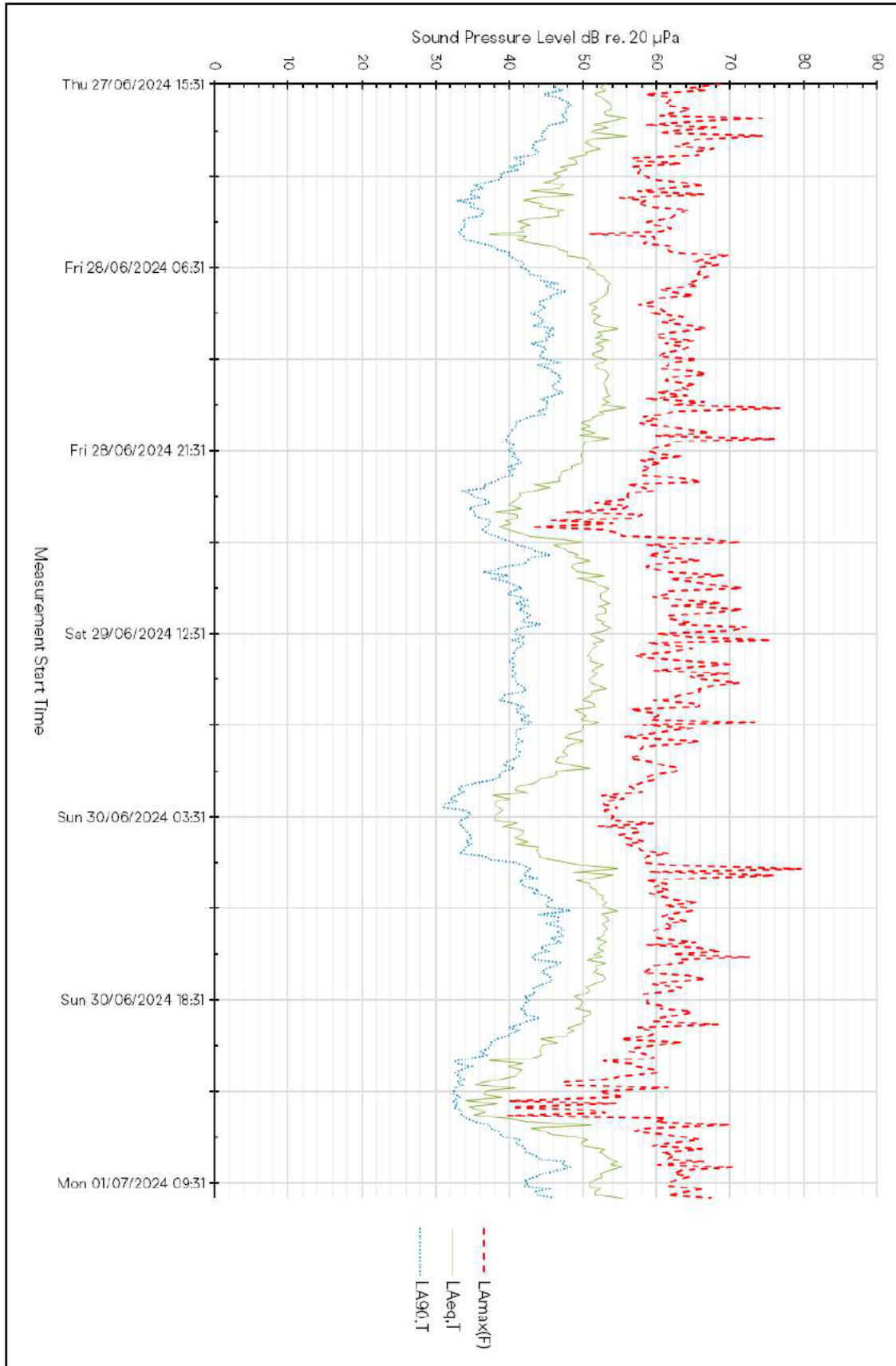


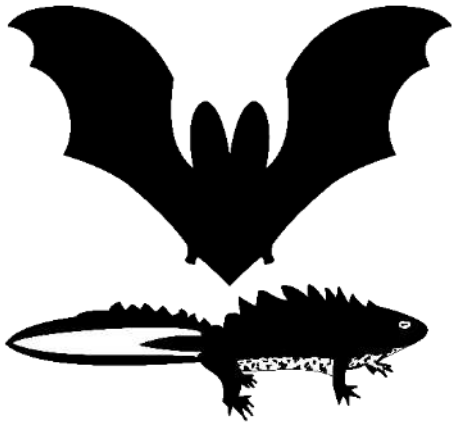
Figure 7: External Amenity BS8233 Assessment – With Mitigation (2.2m Barrier)

Appendix IV – Noise survey results



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AEWC^{Ltd}

Animal Ecology & Wildlife Consultants

Extended Phase 1 Habitat Survey

Land adjoining The Mapletons

**Farnham Road
Odiham
Hampshire
RG29 1DJ**

Natalie Arscott

24-037
August 2024

AEWC Ltd Birch Walk, Lower Street, Fittleworth, West Sussex, RH20 1JE

Contents

Summary 2

1 Introduction..... 3

2 Background 3

3 Methods 5

4 Constraints/Limitations 8

5 Results and Evaluation 8

6 Conclusions & Recommendations..... 17

Appendix 1 – Survey timetable 21

Appendix 2 – legal protection 22

Appendix 3 – Species list..... 27

References..... 28

FIGURE 1: SHOWING THE SITE LOCATION 4

FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE SITE BOUNDARY 4

FIGURE 3: PROPOSED PLANS 5

FIGURE 4: HABITATS OF PRINCIPAL IMPORTANCE ON AND ADJACENT TO THE SITE 9

FIGURE 5: WATERBODIES WITHIN 500M 10

FIGURE 6: UK HABS HABITAT MAP 14

FIGURE 7: RAPID RISK ASSESSMENT OF THE SITE 18

Author	Natalie Arscott
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Report and version number	24-037-PEA-v3
Survey Date	19/06/2024

Summary

- AEWCLtd were commissioned by Shorewood Homes to undertake an extended Phase 1 habitat survey at Land adjoining The Mapletons, Farnham Road, Odiham, Hampshire, RG29 1DJ at central grid reference SU 74728 51286 to help inform the proposed development of the site.
- This report details the results of the survey, which was carried out on the 19th June 2024 by qualified ecologist Natalie Arscott, to record and map the habitats present, assess the site for the potential presence of any protected species or species of conservation concern and identify habitats of conservation importance.
- Additional information regarding the present and historical ecological interest of the site and within a 2km radius was provided by Hampshire Biodiversity Information Centre. This helps to inform the likelihood of protected species occurring within the site boundary.
- The site is approximately 0.23ha in size and comprises a field of predominantly modified grassland, with ruderal/ephemeral, native hedgerows, and lines of trees at the boundaries, and two individual trees.
- **Further survey is required for the individual horse chestnut tree, to inspect a potential bat roosting feature on a damaged limb.**
- **In addition, two of the trees must be soft-felled under supervision if they are to be removed, good building practice such as covering trenches at night should be followed, vegetation clearance should take place outside of the breeding bird period, method statements regarding great crested newts, reptiles, and hazel dormice will be required for the works, the grassland should be maintained as a short sward in the interim before development commences to prevent this habitat becoming more suitable for protected species, and the native hedgerows must be retained.**

This report has been prepared by AEWCLtd, with all reasonable skill, care and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the 'Guidelines for Preliminary Ecological Appraisal' and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1 Introduction

- 1.1 AEWCLtd were commissioned by Shorewood Homes to undertake an extended Phase 1 habitat survey at Land adjoining The Mapletons, Farnham Road, Odiham, Hampshire, RG29 1DJ to help inform the proposed development of the site.
- 1.2 This survey comprised a desktop study of biological records within the vicinity of the site, an ecological walkover survey to record and map the habitats present and an assessment for protected wildlife and species of conservation importance, including habitats, and was carried out by a qualified ecologist, Natalie Arscott, on the 19th June 2024.
- 1.3 This report presents the results of the following:
 - Desktop Biodiversity Report
 - UK Habs Habitat Survey
 - Protected Species Walkover Survey
- 1.4 In addition, the report outlines any recommendations/further surveys that may be necessary. This will ensure that any protected species are not detrimentally impacted by the proposed development works on site, that there is no loss of ecological viability and that the favourable conservation status of the species in the local area are not affected.

2 Background

- 2.1 The proposed development site is located at Land adjoining The Mapletons, Farnham Road, Odiham, Hampshire, RG29 1DJ at central grid reference SU 74728 51286.
- 2.2 The site is located in a semi-urban area in Odiham, 320m west of the A287 and 2.3km south of the M3. The immediate surrounding landscape is predominantly residential, with areas of pasture, agricultural land, and woodland in the wider surrounds. See Figure 1.
- 2.3 The site is approximately 0.23ha and comprises a small field of grassland with trees and hedgerow around the boundaries. See Figure 2.
- 2.4 The proposed development plan involves construction of three residential dwellings. This will involve the removal of much of the grassland within the site and some trees. See Figure 3.

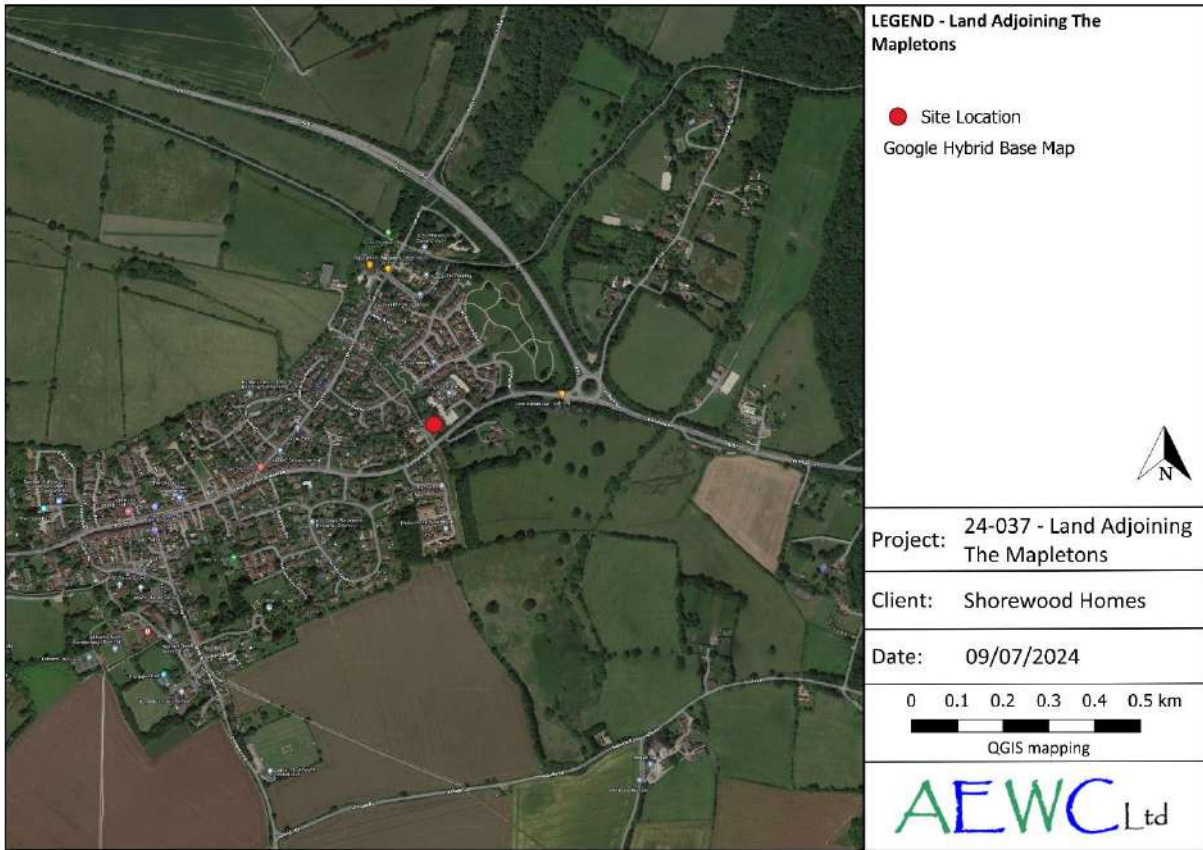


FIGURE 1: SHOWING THE SITE LOCATION

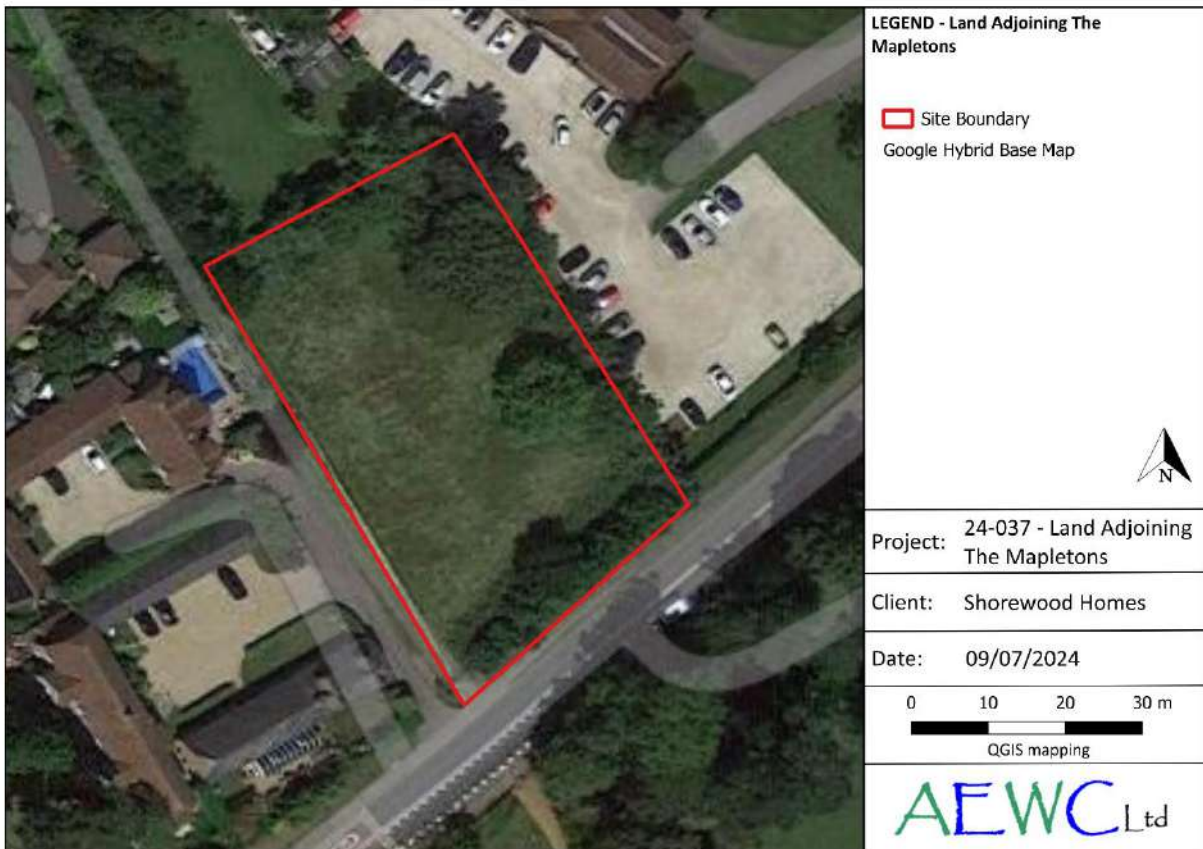


FIGURE 2 : AERIAL VIEW OF THE SITE SHOWING THE SITE BOUNDARY



FIGURE 3 : PROPOSED PLANS

3 Methods

Desk Study

- 3.1 The Multi Agency Geographic Information for the Countryside (MAGIC) website provided by the Department for Environment, Food and Rural Affairs (Defra) was consulted to obtain information about any international or European level designated nature conservation sites within 2km of the site boundary, afforded protection either directly by the Conservation of Habitat and Species (Amendment)(EU Exit) Regulations 2019 or to the same level of protection through planning policy (the National Planning Policy Framework and Local Development Framework). Information regarding statutory designated sites, such as Sites of Special Scientific Interest (SSSI) within a 2km radius of the site, were also obtained from MAGIC.
- 3.2 Aerial photos of the site (Google Earth, 2022) were examined to determine habitats surrounding the site and hence species likely to be present in order to make appropriate recommendations in the wider landscape context.
- 3.3 Records of protected and notable species and non-statutory designated sites within 2km of the site were requested from the local biological records centre (Hampshire Biodiversity Information Centre).
- 3.4 Records were screened for relevance and age with only those from the last 10 years and of species that could occur on site considered further.

- 3.5 A search for waterbodies within 500m of the site boundary was undertaken using MAGIC mapping in order to assess their connectivity to the site.

UK Habs Habitat Survey

- 3.6 A daytime ecological walkover assessment was carried out on the 19th June 2024 to record and map the habitats present, evaluate the site for its potential to support protected species in addition to other species of conservation importance that could be relevant in respect of planning policies.
- 3.7 The survey involved a UK Habitat Classification System Survey which was carried out based on the standard methodology produced by UKHab Ltd (2023) and included searches for signs of protected species, as described in the Guidelines for Preliminary Ecological Assessment (CIEEM, 2017). This involves the following elements:
- Habitat mapping using a set of standard colour codes to indicate habitat types on a UK Habitat Classification Map.
 - Description of features of ecological or nature conservation interest in notes relating to numbered locations on the UK Habitat Classification Map, called Target Notes (for habitat and features of possible interest).
 - A plant species list with subjective estimates of the relative abundance of species in selected habitat parcels using a modified DAFOR scale. The DAFOR scale ranks species according to their relative abundance in a given parcel of land as follows: d – dominant, a – abundant, f – frequent, o – occasional, r – rare. In addition, the following prefixes are used: l – locally, v – very.
- 3.8 Plant nomenclature in this report follows Stace (2010) for native and naturalised species of vascular plant. Nomenclature for mosses and liverworts follow the Checklist for British and Irish Bryophytes 2009. Plant names in the text are given with the English name first, followed by the Latin name. Latin names for all species are given just once and not repeated.

Protected Species Walkover

- 3.9 An assessment was made of habitat suitability in and around the site for those protected species that occur in the region. Obvious signs and incidental sightings of protected species are noted when encountered, but walkover surveys do not usually confirm species presence or absence.
- 3.10 Taking into consideration the geographical region and habitat type, species that could be encountered are:
- badger;
 - bats;
 - breeding birds;
 - great crested newt;
 - hazel dormice;
 - reptiles;
 - other mammals; and
 - other Species of Principal Importance (SPI) (e.g. hedgehog, stag beetle etc).

- 3.11 In addition, observations of any invasive species, important plant communities, plant species of note, Habitats of Principal Importance (HPI) or other valuable ecological features will be recorded and detailed.
- 3.12 Details of the initial survey method for each species are given below.
- 3.13 **Badger** – an initial assessment was carried out to identify areas that might be used by badgers (*Meles meles*). Signs of badgers including setts, incidental foraging signs, runs, hairs and latrines are recorded if encountered during the survey. Where possible the area within 30m of the site is also searched for badger setts.
- 3.14 **Bats** – The site was assessed for bat roosting potential and the surrounding area was assessed for the suitability of the habitat to support bats. Trees were assessed for their potential to be used by bats such as woodpecker holes, splits, cracks and crevices or loose bark plates which can be used as roost features by bats. Such features are noted and examined by using equipment such as a high-powered torch and binoculars, in order to determine their suitability for bats.
- 3.15 **Breeding Birds** - habitats were assessed for their suitability for nesting birds. This would centre on birds that favour hedgerows, areas of longer grassland, scrub, trees as well as buildings.
- 3.16 **Great Crested Newt** - initial surveys centre on identifying suitable habitat within the site. If breeding ponds are present within the locality then great crested newt (*Triturus cristatus*) could potentially be using the terrestrial habitat on the site. Maps are used to identify any ponds (that are not isolated by unsuitable habitat or physical barriers) within 500 metres of the site. A Habitat Suitability Index (HSI) is used to quantifiably assess whether a pond is suitable, this is undertaken for any onsite ponds during the walkover survey.
- 3.17 **Hazel Dormice** – scrub and areas of dense vegetation are assessed for their suitability for foraging and nesting hazel dormice (*Muscardinus avellanarius*). Favoured berry and nut bearing species such as hawthorn, hazel and bramble were looked for in particular. Additionally, the connectivity of this habitat and to suitable habitat beyond the site is also assessed. If hazel nuts are present a brief search for nuts that have been chewed by hazel dormouse (i.e. displaying the characteristic smooth round hole) was conducted.
- 3.18 **Reptiles** - the site was assessed for habitat suitable for reptiles, such as long grassland and areas of scrub, with particular attention paid to those features that provide suitable basking areas (e.g. south-facing slopes and walls), hibernation sites (e.g. banks, log piles and piles of rotting vegetation) and opportunities for foraging (e.g. rough grassland and scrub).
- 3.19 **Other mammals** – any signs of occupancy by other mammals (e.g. Rabbit warrens) are recorded.

- 3.20 **Other Species of Principal Importance (SPI)** – the habitats present on site were assessed for the likelihood of presence for species of regional and national importance.
- 3.21 **Invasive species** - Any invasive plant or animal species identified during the site walkover are recorded.
- 3.22 **Plant species of note** – Any plant species of conservation concern found on the site are recorded.
- 3.23 **Habitats of Principal Importance** - Habitats of Principal Importance within or adjacent to the site (such as arable field margins, traditional orchards, ponds, rivers, wet woodlands) are recorded.
- 3.24 **Other valuable ecological features** - Other ecological features e.g. ancient woodland, veteran trees, bird feeding stations etc, habitat enhancements etc. within or adjacent to the site are recorded.

4 Constraints/Limitations

- 4.1 An initial site assessment such as this is only able to act as a snapshot to record any flora or fauna that is present at the time of the survey. It is therefore possible that some species may not have been present during the survey but may be evident at other times of the year. For this reason, habitats are assessed for their potential to support some species, even where no direct evidence (such as droppings) has been found.
- 4.2 Some protected species records are confidential and therefore not included within the data search results provided by the records centre. Absence of records does not automatically correspond to absence of species within the impact zone of the development.

5 Results and Evaluation

Desk Study

Sites and Habitats

Statutory Designated Sites:

- 5.1 There are three statutory designated sites located within 2km of the proposed site, all Sites of Special Scientific Interest (SSSIs) located to the north. The nearest statutory designated site is Basingstoke Canal SSSI, located 320m to the north at its closest point.
- 5.2 The site is separated from all three SSSIs by a built-up residential area, which would likely limit the movement of species between the SSSIs and the site.

Non-statutory Designated Sites

5.3 There are 16 non-statutory sites located within 2km of the proposed site, all Sites of Importance for Nature Conservation. The nearest non-statutory designated site is Hillside Farm SINC, located 250m to the south.

Habitats of Principal Importance

5.4 Habitats data available via MAGIC was reviewed for the presence of Habitats of Principal Importance (HPI). There are no HPI located within or immediately adjacent to the site. There is a belt of deciduous woodland to the south of Farnham Road, 10m to the south of the site at its closest point.

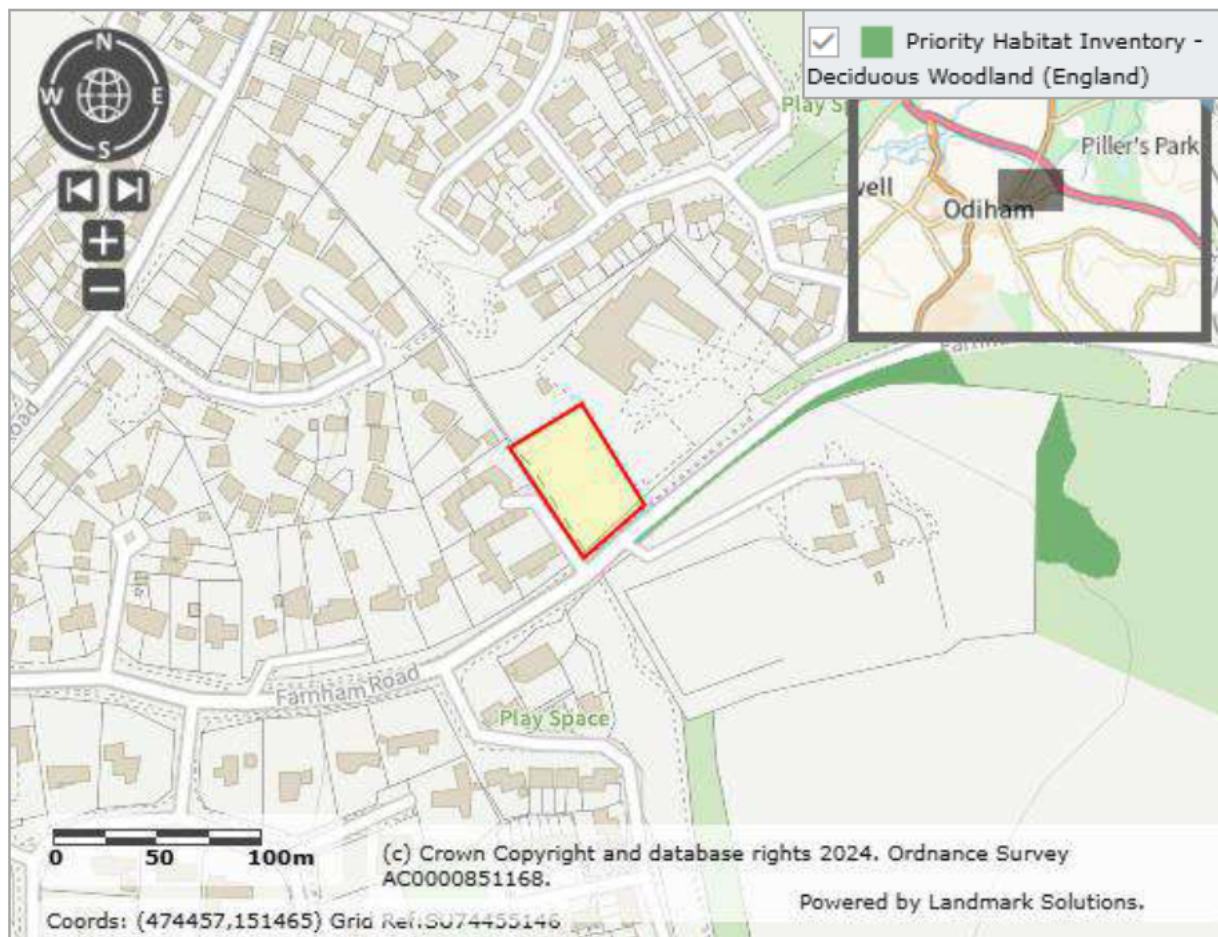


FIGURE 4: HABITATS OF PRINCIPAL IMPORTANCE ON AND ADJACENT TO THE SITE

Waterbodies within 500m of the site boundary

5.5 The Ordnance Survey map available via MAGIC was reviewed for ponds within the accepted dispersal distance of 500m that are not separated from the site by significant barriers to dispersal such as main roads. Two ponds were found to the northeast and southeast (see Figure 5): These are listed below:

- Pond 1: 300m to the northeast.
- Pond 2: 365m to the southeast.

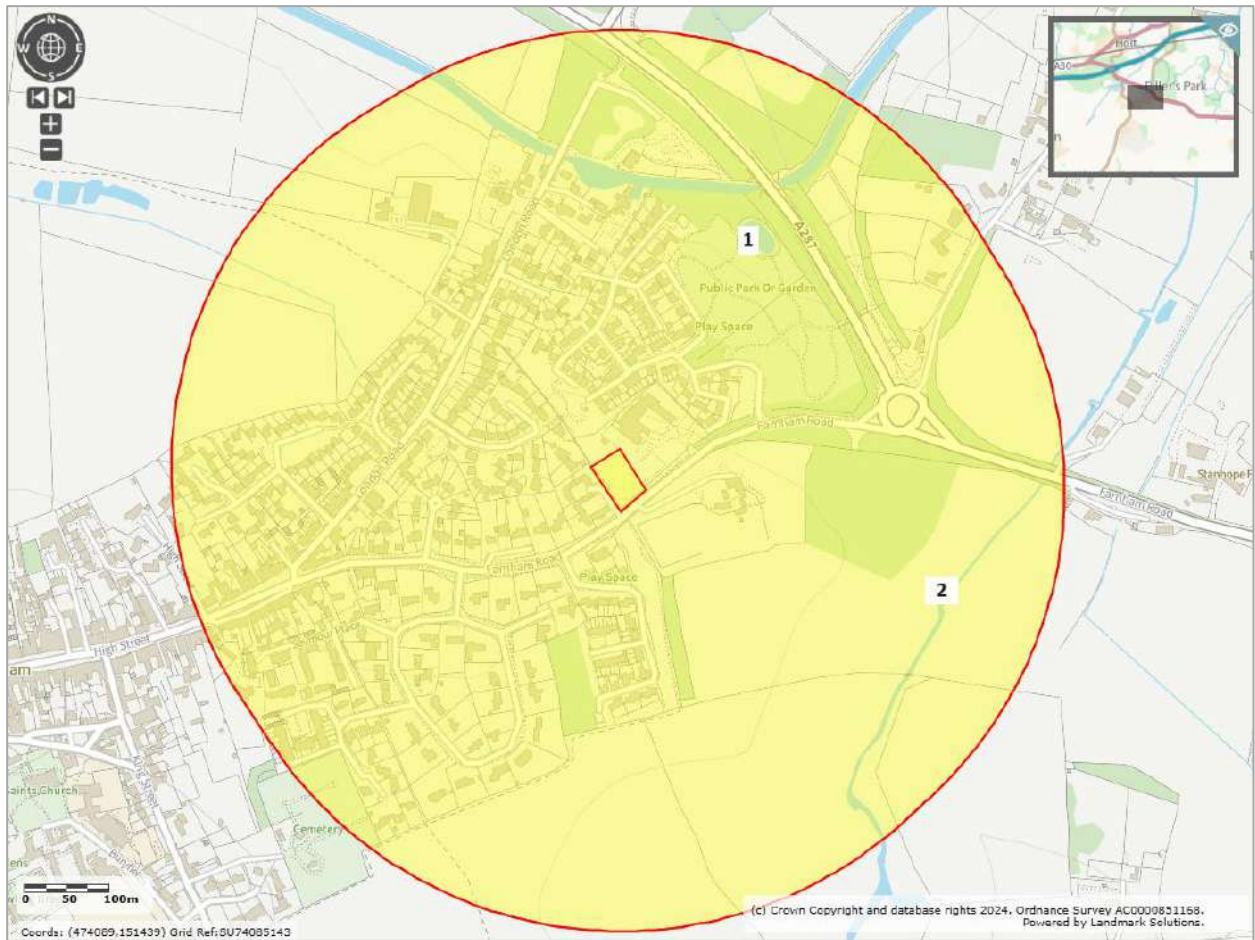


FIGURE 5: WATERBODIES WITHIN 500M

Protected Species

Badger

5.6 No records of badger were found within 2km of the site.

Bats

5.7 Records of at least nine bat species were found within 2km of the site, including brown long-eared bat (*Plecotus auritus*), soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), Leisler's bat (*Nyctalus leisleri*), Natterer's bat (*Myotis nattereri*), serotine (*Eptesicus serotinus*), and Western barbastelle (*Barbastella barbastellus*).

Birds

5.8 Records of a wide range of bird species were recorded within 2km of the site, including song thrush (*Turdus philomelos*), starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), and red kite (*Milvus milvus*).

Great crested newt

5.9 Several records of great crested newts were recorded within 2km of the site, the closest record being from 620m to the northwest.

Hazel dormice

5.10 A single record of hazel dormouse was found within 2km of the site. This was from 2020 and located 1.6km to the northeast.

Reptiles

5.11 Records of slow-worm (*Anguis fragilis*), grass snake (*Natrix helvetica*), and common lizard (*Zootoca vivipara*) were recorded within 2km of the site.

Other Mammals

5.12 No records of other mammals were found within 2km on the site.

Other Species of Principal Importance (SPI)

5.13 Records of common toad (*Bufo bufo*), West European hedgehog (*Erinaceus europaeus*), and a wide range of invertebrates were recorded within 2km of the site.

Field Survey

Habitats and Plants

5.14 A UK Habs Habitat map and list of target notes are included in Figure 6 and Table 1 respectively and a species list is given in Appendix 3. The habitats present on the site are described below.

Modified grassland

5.15 The site is covered almost entirely by modified grassland. This had been recently mown at the time of the survey, with the arisings left on the field, and had a short sward length. A public right of way runs along the site's southwestern boundary, and the grassland here has become trampled with a narrow path of bare earth present. There were typically less than six species present per 1m² quadrat and the grassland is considered to have low ecological value. Species include sheep's-fescue (*Festuca ovina*), perennial rye-grass (*Lolium perenne*), meadow foxtail (*Alopecurus pratensis*), false oat-grass (*Arrhenatherum elatius*), meadow grass (*Poa* sp.), sweet vernal grass (*Anthoxanthum odoratum*), creeping cinquefoil (*Potentilla reptans*), silverweed (*Argentina anserina*), dock (*Rumex* sp.), and meadow buttercup (*Ranunculus acris*).



Photograph 1 – modified grassland covering most of the site.



Photograph 2 – modified grassland covering most of the site.

Ruderal/Ephemeral

5.16 Along the northwestern and southeastern site boundaries is a strip of ruderal vegetation associated with, and shaded by, the hedgerow and tree lines here. These areas are dominated by ivy (*Hedera helix*) with occasional bramble (*Rubus fruticosus* agg.), common nettle (*Urtica dioica*), and buddleia (*Buddleja davidii*).



Photograph 3 – ruderal/ephemeral at the site boundaries.



Photograph 4 – ruderal/ephemeral at the site boundaries.

Line of trees

5.17 Along the northeastern and southeastern site boundaries are lines of trees. The northeastern boundary comprises a mature pine (*Pinus* sp.) and horse chestnut (*Aesculus hippocastanum*) and a series of immature hawthorn (*Crataegus monogyna*), pedunculate oak (*Quercus robur*), and conifers. The southeastern boundary comprises a series of mature Lawson cypress (*Chamaecyparis lawsoniana*) with one pedunculate oak.



Photograph 5 – line of trees on the eastern boundary.



Photograph 6 – line of trees on the southern boundary.

Native hedgerow

5.18 Along the northwestern boundary and part of the southwestern boundary are native hedgerows. The hedgerow on the northwestern boundary is unmanaged and comprises predominantly blackthorn (*Prunus spinosa*) with occasional hawthorn and

horse chestnut. The hedgerow on the southwestern boundary is managed for ornamental purposes and is composed entirely of beech (*Fagus sylvatica*).

5.19 Both hedgerows qualify as native hedgerow priority habitat, however given the lack of species richness it is considered unlikely that either hedgerow meets the criteria for 'important hedgerow' under the 1997 UK Hedgerow Regulations.



Photograph 7 – native hedgerow on the northwestern boundary.



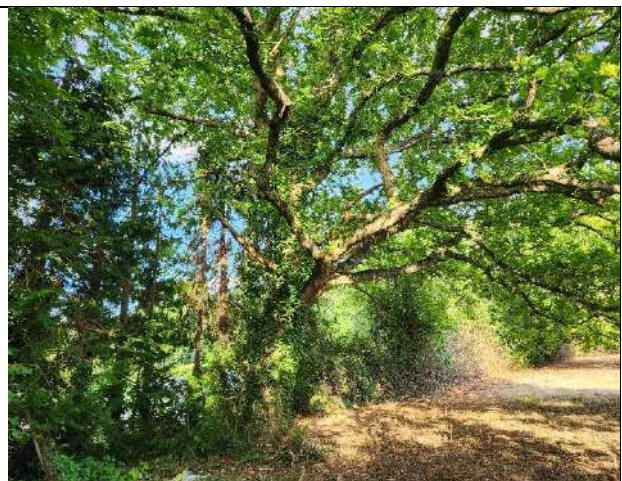
Photograph 8 – native beech hedgerow on the southwestern boundary.

Individual trees

5.20 There are two individual trees on the site, both situated near the northeastern boundary. These are a mature pedunculate oak and mature horse chestnut.



Photograph 9 – individual horse chestnut tree.



Photograph 10 – individual oak tree.

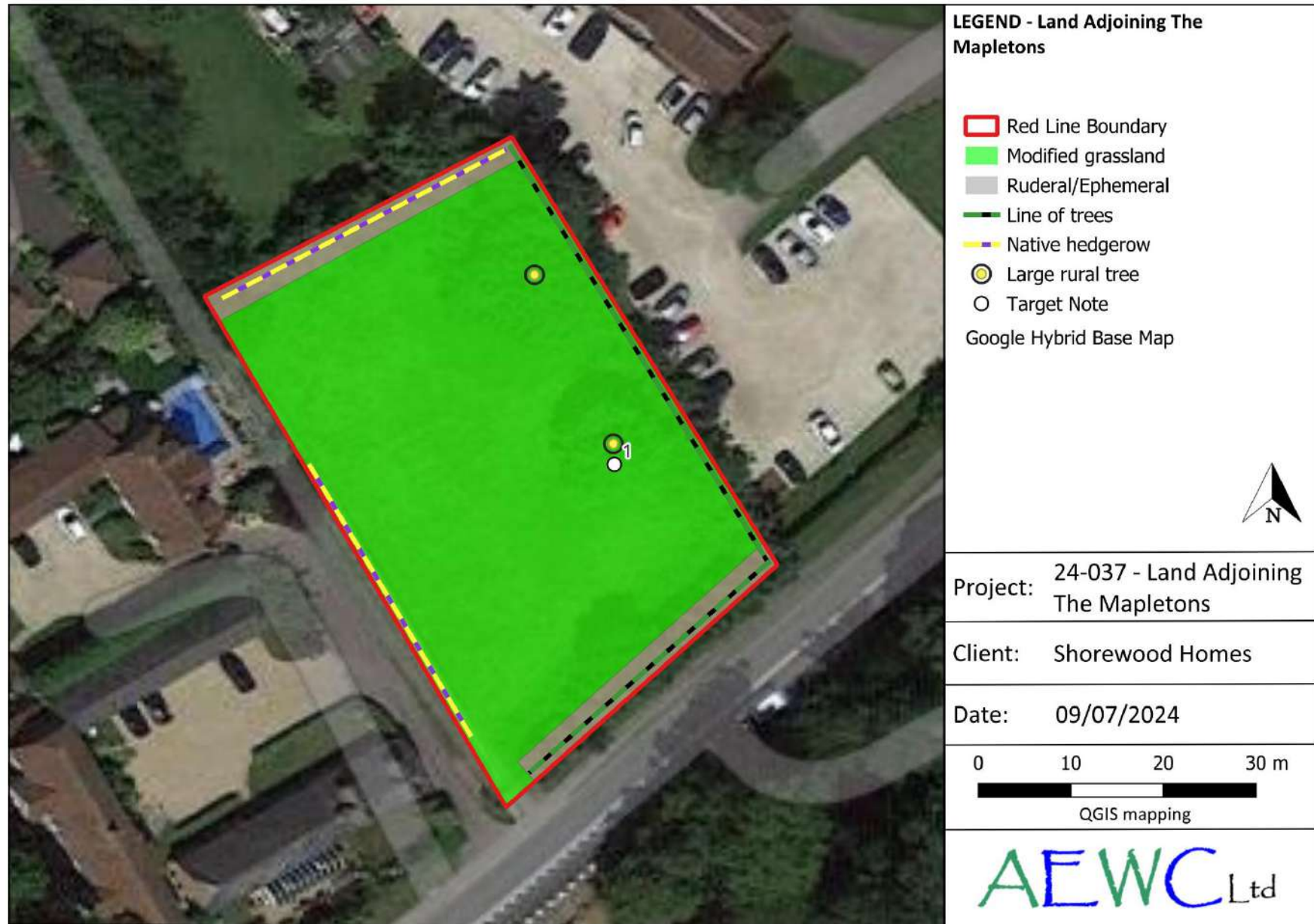



FIGURE 6: UK HABS HABITAT MAP

Table 1 - Target Notes from Figure 6 - Habitat Plan

Target Note	Description & Photograph
1	<p>On the individual horse chestnut tree, there is a damaged limb on the southern aspect at a height of approximately 3m. The damage creates a possible access point into a crevice or cavity space, which could be suitable for roosting bats. However close inspection of this feature was not possible from the ground during the survey.</p> 

Habitat evaluation

5.21 The habitats onsite are common and widespread. The modified grassland that covers most of the site has low species richness and has been altered by human management, with historic aerial imagery indicating that it is regularly mown and maintained as a short sward. The grassland is considered to be of low ecological value. The ruderal/ephemeral habitat at the boundaries is also considered to be of low ecological value. Higher ecological value is found in the individual trees and the boundary native hedgerows and tree lines, which may provide wildlife habitat.

Plant species of note

5.22 No plant species of note were identified.

Invasive species

5.30 No invasive species listed on Schedule 9 of the Wildlife and Countryside Act were identified. However, buddleia, a non-native species considered to be invasive, was found near the northwestern boundary.

Protected species and species of conservation concern

Badger

5.31 No badger setts were identified present on site. No evidence of badger activity such as latrines, tracks, guard hairs or snuffle holes were observed on or directly adjacent to the site, which would suggest that the site is otherwise used for foraging. It is considered unlikely that any badger setts are present within 30m of the site boundary as no evidence of badger activity was identified during the survey.

Bats

5.32 The individual horse chestnut tree within the site was found to have a damaged limb on the southern aspect which may provide a suitable roosting feature for bats (see

Target Note 1). The feature could not be closely inspected from the ground during the survey. No other potential roosting features were identified on this tree.

- 5.33 The individual pedunculate oak within the site and the mature horse chestnut in the northeastern corner of the site were both assessed as having low potential to support bats, due to their large size and light climbing ivy that could conceal features. No possible roosting features were however seen from the ground level inspection.
- 5.34 The remainder of the trees on site were found to offer negligible potential to support bats due to a complete absence of potential roosting features.
- 5.35 The central field area has limited value for foraging and commuting bats; however, they may utilise the boundary tree lines and hedgerows.

Breeding birds

- 5.36 There is habitat suitable for a range of breeding birds within the individual trees, lines of trees, and native hedgerows on the site.

Great Crested Newt (GCN)

- 5.37 The site is considered to have some potential to support terrestrial GCN, however this is associated with the boundary hedgerows and lines of trees only where there is dense vegetation cover. The modified grassland that covers most of the site is maintained as a short sward and it is considered that this habitat would not provide sufficient vegetation cover to support GCN. The closest pond is also located 300m away and separated from the site by a built-up residential area. Whilst this is within the maximum accepted dispersal distance for newts and there are gardens present which may provide suitable terrestrial habitat, the considerable distance to the pond and limited habitat connectivity reduces the likelihood that terrestrial GCN would forage or commute across the site.
- 5.38 No ponds were recorded within the site boundary. The site is therefore unsuitable for breeding great crested newts.

Hazel dormice

- 5.39 There are native hedgerows and lines of trees around the site boundaries, however the site is situated in a residential area and these habitats are poorly connected to other suitable habitat in the surrounding area. All hedgerows and tree lines that connect to the site come to an end within close proximity to the site, and this connected habitat is not considered sufficiently large or high quality enough to support a population of dormice in itself. There is potentially suitable woodland to the south, however this is separated from the site by a significant road which dormice would not routinely cross. It is therefore considered highly unlikely that hazel dormice would use the site.

Reptiles

- 5.40 The site is considered to have some potential to support common reptiles, however this is associated with the boundary hedgerows and lines of trees only where there is dense vegetation cover. The modified grassland that covers most of the site is maintained as a short sward and it is considered that this habitat would not provide sufficient vegetation cover to support reptiles. The habitat is considered unsuitable for

adders (*Vipera berus*), smooth snake (*Coronella austriaca*), and sand lizard (*Lacerta agilis*).

Other Mammals

5.41 No evidence of other mammals was recorded within the site.

Other Species of Principal Importance

5.42 There is potential for the native hedgerows and tree lines in the site boundaries to support SPI such as hedgehog and common amphibians.

6 Conclusions & Recommendations

6.1 In line with Natural England's Standing Advice, where further survey for protected species is recommended these should be conducted prior to submitting a planning application and appropriate mitigation measures be incorporated into the development design.

Invasive species

6.2 Care should be taken to prevent the further spread of buddleia. Ideally efforts should be made to remove this species from the site.

Plant species of note

6.3 No plant species of note were identified therefore no further action is required.

Habitats of Principal Importance

6.4 The native hedgerows within the survey area are HPI and therefore must be retained.

Badger

6.5 The survey did not identify any evidence of badgers on the site, and it is considered unlikely that there is a sett present within 30m. No further surveys for badgers are considered necessary. As badgers could potentially be present within the wider area, good building practice such as covering trenches at night should be followed.

Bats

6.6 Two trees on site, an individual pedunculate oak and a horse chestnut in the northeastern corner, were found to have low potential for bats. **If these trees are to be removed, they must be soft felled under direct supervision of an ecologist.**

6.7 The individual horse chestnut tree on the site was found to have a damaged limb that may provide a potential roosting feature, and it is understood that this tree will be removed, therefore further survey is required. **It is recommended that in the first instance this feature is inspected by a suitably licensed bat ecologist using a ladder and endoscope, to assess whether there is a feature suitable for roosting bats and whether there is any evidence of use by bats.**

6.8 Potential roost features are classified as PRF-I or PRF-M. PRF-I are only considered to be suitable for individual or low numbers of bats, either due to size or lack of suitable

surrounding habitats. PRF-M are suitable for multiple bats and may therefore be used by a maternity colony.

- 6.9 Should PRF-I only be identified no further surveys will be required, however appropriate compensation for all PRF-I's must be created in advance of impacts.
- 6.10 Should the presence of PRF-M features, or evidence of bats, be found to be present with roosts likely to be impacted by the proposed works additional detailed bat surveys will be required. If PRF-M features are identified but no evidence of bats a minimum of three further surveys, consisting of inspection surveys or emergence surveys will be required to confirm presence or increase confidence in a result of likely absence of bats. Should evidence of bat roosts be identified sufficient surveys to characterise the roosts and determine likely impacts will be required in order to inform a Natural England licence to permit the works.
- 6.11 Lighting can have notable negative impacts on commuting bats, that are known to be present locally. There is potential for lighting during and post-development to cause indirect disturbance in these areas. Artificial external lighting should be avoided or kept to the minimum necessary, and preferably on a motion sensor to reduce lighting time. The site boundaries should not be directly illuminated since these may be used by foraging and commuting bats.

Breeding birds

- 6.12 Vegetation or tree removal should be undertaken outside the breeding bird period from March to August. Should any vegetation clearance be scheduled to take place between the beginning of March and the end of August, this must be immediately preceded by a survey to check for nesting birds. No vegetation can be cleared whilst a nest is occupied, regardless of species.

Great Crested Newt (GCN)

- 6.13 Based on the area of the site to be impacted and the location of the nearest water bodies to the site, a Rapid Risk Assessment calculation carried out for the site identifies that even if breeding GCN are present in the closest ponds to the site and in the absence of mitigation an offence is highly unlikely, providing there are no impacts on individual newts. See Figure 7.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005
Individual great crested newts	No effect	0
Maximum:		0.005
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

FIGURE 7: RAPID RISK ASSESSMENT OF THE SITE

- 6.14 Due to the results of the rapid risk assessment and low likelihood of the site being used by GCN due to the distance to the closest ponds and unsuitability of much of the onsite habitat, no further surveys for this species are required.

6.15 To avoid impacts to any individual GCN that could potentially use boundary habitats, a precautionary method statement for the works must be followed. This must be produced prior to the start of works and will include, but not be limited to:

- Provision of a tool box talk by a suitably licenced ecologist prior to the start of works.
- Removal of potential refuge features such as log piles to be removed by hand under direct supervision of a licenced ecologist.
- Vegetation removal must be done sensitively and checked for GCN immediately beforehand by an ecologist.

6.16 It is recommended that the grassland is maintained as a short sward in the interim before development commences and all arisings removed from site, to prevent this habitat becoming more suitable for GCN.

Hazel dormice

6.17 The site is considered highly unlikely to be used by hazel dormouse and therefore no further surveys for this species are required.

6.18 Since works are planned which will impact the boundary hedgerows and lines of trees, as a precaution a method statement for these works must be produced and followed. This will include the requirement for a toolbox talk and inspection of the habitats by a suitably qualified ecologist prior to works starting.

Reptiles

6.19 The site provides a small amount of habitat for reptiles; however, this is restricted to the boundary hedgerows and lines of trees. The proposed plans place the new dwellings within the area of modified grassland, which is highly unlikely to support reptiles, and include retention of an area that can be enhanced for ecology and enhancement of boundary hedgerows. There will therefore be no overall loss of habitat area for reptiles, however there is potential for temporary impacts during the works.

6.20 A reptile method statement will be required for the site, detailing the precautionary approach to site clearance that must be adopted and followed, this will include but not be limited to the following measures:

- Vegetation must be gradually cut down prior to site clearance.
- During the active season (March to September) the site can then be cleared; the top 10cms or so of topsoil must be removed by a toothed excavator under the supervision on an ecologist.
- Log piles, rubble piles and compost heaps should be dismantled carefully (by hand if possible).
- Any animals caught should be relocated to a safe area of suitable habitat beyond the development boundary.

6.21 It is recommended that the grassland is maintained as a short sward in the interim before development commences, with all arisings removed, to prevent this habitat becoming more suitable for reptiles.

Other Mammals

- 6.22 Site clearance work should be undertaken carefully (by hand if necessary) to avoid crushing any small mammals that may be present within their burrows.

Other Species of Principal Importance

- 6.23 The west European hedgehog is an SPI, therefore it is recommended that any vegetation, such as the hedgerows and tree lines, should be cleared sensitively by destructive search with a qualified ecologist present on site. If close board fencing is to be fitted it should be raised above ground level or hedgehog holes installed to allow hedgehogs to pass underneath, some habitat areas should also be left un-landscaped to provide shelter and foraging opportunities. Good building practice recommended for badgers above will ensure that any hedgehogs traversing through the site are not trapped during the works. Additional habitat for hedgehogs could be provided through relaxation of mowing and seeding with an appropriate wildflower meadow mix in some areas of the site.
- 6.24 Impacts to common amphibians will be prevented through the precautionary measures detailed in the method statements regarding GCN and reptiles.

Impact Assessment

- 6.25 Impacts to roosting bats cannot be determined until further surveys have been completed. If roosting bats are found to be present, site-specific mitigation will be required.
- 6.26 Overall, it is considered that there are no likely significant impacts to the other fauna or flora populations within the local area from the proposed works provided the recommendations above are adhered to.

Appendix 1 – Survey timetable

Species	Survey	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Badger	Bait marking & sett search	Sub-optimal	Optimal	Optimal	Optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Optimal	Optimal	Optimal	Sub-optimal	
Bats	Roost assessments	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	
	Ground level tree assess	Optimal	Optimal	Optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Optimal	Optimal	
	Emergence and activity	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	Sub-optimal	Outside survey season	Outside survey season	Outside survey season	
	Hibernation	Optimal	Optimal	Optimal	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal
	Trapping	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	Sub-optimal	Outside survey season	Outside survey season	Outside survey season	Outside survey season
Birds	Wintering	Optimal	Optimal	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	
	Breeding	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Outside survey season	Outside survey season	Outside survey season	Outside survey season	
Great crested newt	HSI	Sub-optimal	Sub-optimal	Sub-optimal	Optimal	Optimal	Optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	
	eDNA	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Sub-optimal	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	
	Presence/absence & popn	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Sub-optimal	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	
	Refugia	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	
Hazel dormouse	Tube	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Outside survey season	
	Nut search	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	
Otter	Field signs	Sub-optimal	Sub-optimal	Optimal	Optimal	Optimal	Optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	
Reptiles	Refugia & search	Outside survey season	Outside survey season	Sub-optimal	Optimal	Optimal	Optimal	Optimal	Outside survey season	Optimal	Sub-optimal	Outside survey season	Outside survey season	
Water vole	Field signs	Outside survey season	Outside survey season	Sub-optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Sub-optimal	Outside survey season	Outside survey season	
Invertebrates	Presence & communities	Outside survey season	Outside survey season	Outside survey season	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Outside survey season	Outside survey season	Outside survey season	
Vegetation	Phase 1 habitat & NVC	Sub-optimal	Sub-optimal	Sub-optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Optimal	Sub-optimal	Sub-optimal	Sub-optimal	
	Optimal													
	Sub-optimal													
	Outside survey season													

Appendix 2 – legal protection

General

This section briefly describes the legal protection afforded to protected species and habitats. It is for information only and is not intended to be comprehensive or to replace specialised legal advice. It is not intended to replace the text of the legislation but summarises the salient points.

Badger

Badgers are protected under the *Protection of Badgers Act 1992*. Under this legislation it is an offence to kill or injure a badger, to damage, destroy or block access to a badger sett, or to disturb a badger in its sett. The Act also states the conditions for the protection of badger's licence requirements.

Barn Owl

Barn owls are listed on *Schedule 1 of the Wildlife and Countryside Act 1981 (as amended)* which makes it an offence to:

- intentionally kill, injure or take (capture etc.);
- take, damage or destroy the nest while that nest is in use or being built;
- take or destroy the egg;
- disturb them while they are in, on, or near a nest containing eggs or young, or to disturb their dependent young;
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

The penalty for an offence involving a barn owl, its nest, or egg, includes a fine of up to £5,000, or up to six months imprisonment, or both, per bird, nest or egg.

Bats

All species of bats are listed on *Schedule 5 of the Wildlife and Countryside Act 1981 (as amended)* which affords them protection under *Section 9, as amended*. They are also protected under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. In combination, this makes it an offence to:

- intentionally kill, injure or take (capture etc.);
- possess;
- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

A roost is defined as 'any structure or place which a bat uses for shelter or protection'. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present.

Furthermore, seven bat species (barbastelle, bechstein's, noctule, soprano pipistrelle, brown long-eared, lesser horseshoe and greater horseshoe) are also Species of Principal Importance in England under *Section 41 of the Natural Environment and Rural Communities Act 2006*.

Breeding Birds

All species of wild bird are protected under Section 1 of the *Wildlife and Countryside Act 1981 (as amended)*. Protection was extended by the *Countryside and Rights of Way (CROW) Act 2000*. Under the above legislation, it is an offence to intentionally:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- take or destroy an egg of any wild bird.

Certain species are listed on *Schedule 1* of the *Wildlife and Countryside Act 1981 (as amended)* and receive protection under *Sections 1(4) and 1(5)*. There are special penalties where the offences listed above are committed for any *Schedule 1* species and it is also an offence to intentionally or recklessly:

- disturb any such bird when it is building its nest or while it is in or near a nest containing dependant young; or
- disturb the dependant young of any such bird.

Amphibians

Natterjack toad, northern pool frog and great crested newt are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)* which affords them protection under *Section 9*, as amended. They are also protected under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. In combination, this makes it an offence to:

- intentionally kill, injure or take (capture etc.);
- possess;
- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

Palmate newts and smooth newts are also afforded protection against sale only under *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)*.

Natterjack toad, common toad, great crested newt and northern pool frog are also Species of Principal Importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.

Hazel dormouse

Hazel dormouse is listed on *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)* which affords them protection under *Section 9*, as amended. They are also protected under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. In combination, this makes it an offence to:

- intentionally kill, injure or take (capture etc.);
- possess;
- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

Hazel dormouse is also a Species of Principal Importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.

Otter

Otter is listed on *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)*, which affords them protection under *Section 9*, as amended. They are also protected under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. In combination, this makes it an offence to:

- intentionally kill, injure or take (capture etc.);
- possess;
- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

Otter is also a Species of Principal Importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.

Reptiles

Common lizard (*Lacerta vivipara*), grass snake (*Natrix natrix*), slow worm (*Anguis fragilis*), and adder (*Vipera berus*) are listed under *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)*, in respect of *Section 9(5)* and part of *Section 9(1)*. This protection was extended by the *Countryside and Rights of Way (CRoW) Act 2000*. Under the legislation, it is an offence to:

- intentionally or deliberately kill or injure any individual of these species; or
- sell or attempt to sell any part of these species either alive or dead.

Smooth snake (*Coronella austriaca*) and sand lizard (*Lacerta agilis*) are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)*, which affords them protection under *Section 9*, as amended. They are also protected under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. In combination, this makes it an offence to:

- intentionally kill, injure or take (capture etc.);
- possess;
- intentionally or recklessly damage, destroy, obstruct access to any structure or place used by a scheduled animal for shelter or protection, or disturb any animal occupying such a structure or place; and
- sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or advertise for buying or selling such things.

All UK reptile species are Species of Principal Importance in England under *Section 41* of the *Natural Environment and Rural Communities Act 2006*.

Water vole

Water vole (*Arvicola amphibious*) is listed on *Schedule 5* of the *Wildlife and Countryside Act 1981 (as amended)*, which affords them protection under *Section 9*, as amended. This makes it an offence to:

- capture, kill or injure;
- damage, destroy or block access to a place of shelter;
- disturb whilst in a place of shelter or possessing, and

- sell any part of a water vole, dead or alive.

Other Mammals

All mammals receive some protection under the *Wild Mammals (Protection) Act 1996*, which makes it an offence to crush or asphyxiate an animal (e.g. within its burrow).

Species and Habitats of Principal Importance

Section 41 of the Natural Environment and Rural Communities (NERC) (2006) 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. The S41 list has 56 Habitats of Principal Importance and 943 species of principal importance listed and has been drawn up in consultation with Natural England.

The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under *Section 40 of the Natural Environment and Rural Communities Act 2006*, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

Invasive species

It is an offence to plant, or otherwise cause to grow in the wild non-native plant species listed under *Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)*, for which *Section 14* of the Act applies. These include, but are not limited to:

- Himalayan balsam
- Cotoneaster sp.
- Japanese knotweed
- Giant hogweed.

Ancient woodland

The *National Planning Policy Framework (2012)* states that ‘*Planning permission should 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, unless the need for, and benefits of, the development in that location clearly outweigh the loss*’. In addition, Natural England’s standing advice for ancient woodland states that *an appropriate buffer zone of semi-natural habitat [be in place] between the development and the ancient woodland (depending on the scale and impact of development), a minimum buffer should be at least 15 metres to avoid root damage and at least 50m for pollution or trampling*”. Ancient woodlands, and ancient and veteran trees, may also be protected by Tree Preservation Orders.

Sites of Special Scientific Interest (SSSI’s)

SSSI’s are areas notified under the *Wildlife and Countryside Act 1981, as amended*, as being of special interest for nature conservation. They are the finest sites for wildlife and natural features supporting many characteristic, rare and endangered species, habitats and natural features. LPAs have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI.

National Site Network: Special Protection Areas (SPA), Special Areas of Conservation (SAC) & RAMSAR sites.

Development proposals which will adversely affect these sites are not permitted (except where there are no alternative solutions and the proposal is necessary for imperative reasons of overriding public interest). If a development could possibly impact on a SPA or SAC, the applicant will need to submit an assessment of potential impacts and their significance with their planning application for the local authority to make an 'Appropriate Assessment'.

Local Nature Reserves (LNRs)

These are a statutory designation made by local authorities. LNRs may be given protection against damaging operations and development on and around them via the local plan.

Local Wildlife Sites (LWS)

This is a non-statutory designation for sites identified at a county level. They typically form a network of sites that are recognised of being of conservation importance locally and are often included in Local Authority development plans.

Appendix 3 – Species list

Common Name	Scientific name	DAFOR
Beech	<i>Fagus sylvatica</i>	LF
Blackthorn	<i>Prunus spinosa</i>	LF
Bramble	<i>Rubus fruticosus</i> agg.	O
Buddleia	<i>Buddleja davidii</i>	R
Common nettle	<i>Urtica dioica</i>	O
Creeping cinquefoil	<i>Potentilla reptans</i>	O
Dock	<i>Rumex</i> sp.	O
False oat-grass	<i>Arrhenatherum elatius</i>	O
Hawthorn	<i>Crataegus monogyna</i>	O
Horse chestnut	<i>Aesculus hippocastanum</i>	O
Ivy	<i>Hedera helix</i>	LF
Lawson's cypress	<i>Chamaecyparis lawsoniana</i>	LF
Meadow buttercup	<i>Ranunculus acris</i>	O
Meadow foxtail	<i>Alopecurus pratensis</i>	F
Meadow grass	<i>Poa</i> sp.	O
Pedunculate oak	<i>Quercus robur</i>	O
Perennial ryegrass	<i>Lolium perenne</i>	F
Pine	<i>Pinus</i> sp.	R
Sheep's-fescue	<i>Festuca ovina</i>	O
Silverweed	<i>Argentina anserina</i>	O
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	F

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