

Brent Goose and Wader Mitigation Strategy



South of Saltmarsh and North of Oysters, Hayling Island

22nd April 2025



**Tyler
Grange**

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Contents:

Summary	
Section 1: Introduction	1
Section 2: Mitigation Land	8
Section 3: Conclusions	15



Summary

- S.1. This mitigation strategy presents details of appropriate mitigation of impacts as a result of the proposed development at two parcels of land known as Land North of Oysters (1.24ha) (application reference: APP/21/01350) and Land South of Saltmarsh Lane (approximately 2.52ha) (application reference: APP/21/01351), hereafter referred to as 'the development sites'.
- S.2. Neither development site is subject to any present restriction on its use by virtue of Section 106 or any similar provision.
- S.3. The two development sites comprise small pieces of land with boundaries comprising hedgerows, treelines and existing development that would yield little usable land for brent geese that prefer long sight-lines/distance from disturbance¹. Land North of Oysters is also subject to regular, informal dog-walking from adjacent development. This is reflected in the lack of any recent data (background records or fieldwork) indicating that neither of the development sites are being used by brent geese or waders.
- S.4. A mitigation area has been identified which is considered to fully mitigate for both development sites, and which has previously been agreed with Natural England and Havant Borough Council's ecologist. However, given the uncertainty regarding the timing and order of planning approval which is beyond the applicant's control, three scenarios are now set out to ensure that appropriate mitigation is in place in any eventuality.
- S.5. The proposed mitigation area is in a location known as Mill Rythe, which, whilst already designated as a Core Area for brent geese within the Solent Waders and Brent Goose Strategy 2020, is not functioning as one. This is due to frequent disturbance through the current land use which is for dog walking, the current management where grass is primarily left long and the lack of any certainty for enhancing the site for brent geese in future.
- S.6. Securing the mitigation area at Mill Rythe, which is 0.45ha larger than the combined development sites, by removing the current disturbance of the dog walking business, optimising the management and securing that in perpetuity is proposed to mitigate for the loss of the proposed development sites. In the event that only one development was granted planning permission, the strategy secures the provision of the optimal portion of the mitigation area (that closest to the coast) for that development site. The mitigation measures set out within this strategy are considered to sufficiently mitigate for the loss of habitats within the development sites. Furthermore, the approach set out is considered to align with the Solent Waders and Brent Goose Strategy 2020 as well as with advice sought from Havant Borough Council and Natural England on this matter.

¹ Liley, D., Stillman, R. A. & Fearnley, H. 2010. *The Solent Disturbance and Mitigation Project: results of disturbance fieldwork 2009/10. Report to the Solent Forum.*



Section 1: Introduction

Background

Previous Mitigation

- 1.1. It is necessary at the outset to review the planning history of the residential development of The Oysters (also known as Land North of Station Road) and the adjacent light industrial development of The Furniss Business Centre ("the Centre") lying to the west of Furniss Way.
- 1.2. Hayling Island Builders Limited ("HIB") obtained an outline planning consent on the 9th October, 2014, under reference number APP/13/00639 ("the 2014 Consent") for the development of The Oysters by the construction of up to 59 dwellings and The Centre by the construction of 1,250 sqm of light industrial space. The 2014 Consent was granted after HIB entered into a Planning Obligation by Deed of Agreement under section 106 of the Town and Country Planning Act, 1990 ("Section 106") with Havant Borough Council ("the Council") on the 20th December, 2013 ("the 2013 Agreement").
- 1.3. The 2014 Consent was not implemented but instead HIB on the 14th July, 2015, entered into a contract with BDW Trading Limited (a subsidiary of Barratt Developments Plc) ("Barratts" or "BDW") for the sale of the land on which The Oysters was eventually built. The contract was conditional on Barratts successfully seeking a completely new and detailed planning consent for the development of The Oysters by the construction of 76 residential units and the development of the Centre by the construction of 1,000 sqm of light industrial space. That consent was granted on the 23rd December, 2015, under reference number APP/15/00919 ("the 2015 Consent"). The 2015 Consent was granted after HIB and Barratts entered into a Planning Obligation by Unilateral Undertaking with the Council on the 18th December, 2015 ("the 2015 Agreement").
- 1.4. The 2015 Consent was duly implemented. The 2014 Consent was never implemented and actually expired by virtue of conditions requiring submission for approval of details of reserved matters within 3 years and actual commencement of development within two years of approval of all reserved matters. (No submission or commencement of development under the 2014 Consent took place). Equally the 2013 Agreement never took effect and to avoid any doubt the 2015 Agreement provided that in the event of the 2015 Consent being implemented then the provisions of the 2015 Agreement were to apply to the exclusion of the provisions of the 2013 Agreement.
- 1.5. In the context of the negotiations leading to the grant of the 2014 and 2015 Consents there were discussions regarding mitigation of the loss of the land on which The Oysters and The Centre were to be built as foraging land by brent geese and Winter Wading Birds. Whilst the 2014 Agreement would have imposed additional mitigation measures, the 2015 Agreement (which in the result was the only relevant Agreement) only required one mitigation measure to be carried out and that was to secure the long-term maintenance and restoration of a section of hedgerow on the western side of 'the Hayling Billy Trail'. The 2015 Agreement did not contain any measures relating to the Land South of Saltmarsh Lane or indeed Land North of The Oysters.
- 1.6. Having regard to the matters referred to in this Background, HIB have been advised that there is no legally binding mitigation measure affecting the use of the Land South of Saltmarsh Lane or Land North of The Oysters. More particularly the development of The Oysters and The Centre (as has been suggested) did not result in 1.5ha forming part of the Land South of Saltmarsh Lane



becoming mitigation land for that development. HIB do, of course, acknowledge that their actions did result in the use of Land South of Saltmarsh Lane being changed from horse paddocks to agricultural land in 2014. However, the change was brought about as a result of HIB wishing to provide Mr A G Walter, their agricultural tenant (who had been farming land belonging to HIB for more than 50 years), with additional acreage to compensate for the loss of the land to be developed at The Oysters and the Centre. HIB accordingly terminated the grazing licence with a third party affecting the Land South of Saltmarsh Lane and added it to the agricultural tenancy. The change of use of the land was a consequence of the change of tenancy.

Introduction

Methodology

- 1.7. This mitigation strategy has been drawn up for the combined proposed development sites at two parcels of land (Land north of Oysters and Land South of Saltmarsh Lane). The mitigation approach is set out in three scenarios to cover all eventualities that may occur regarding planning approval to ensure mitigation land proportionate to the approved application/s is secured for brent geese in perpetuity².
- 1.8. In addition, some consideration has been given to the dimensions of the proposed development sites and how that links to the preference of brent geese, as stated in the Solent Waders and Brent Goose Strategy³:

"The suitability of sites for brent geese depends on distance from the coast, the size of the grazing area, the type of grassland management, visibility and disturbance. Brent geese prefer large open sites where they have clear sight-lines and short, lush grass for grazing."
- 1.9. Being hemmed in by hedgerows, treelines and existing development that reduce sight-lines to detect potential predators (and therefore disturbance) will reduce the 'usable' land to geese on a given parcel of land.
- 1.10. The Solent Disturbance and Mitigation Project⁴ refers to data obtained by Liley et al.⁵ in respect of the behavioural responses of both waders and brent geese to disturbance from visitors. These responses were *"measured in intertidal habitats, and so do not measure the response of brent geese in the full range of habitats they exploit"* (pg. 57). The Liley et al. report found a 5-178m range of disturbances that caused a response in brent geese as a result of visitor use¹ (Table 5 in the report), with a median distance of 51.5m.
- 1.11. The report goes on to state that *"Brent Geese may be more habituated to disturbance in terrestrial habitats and so have shorter disturbance distances than in intertidal habitats"*. However, there is undoubtedly an edge effect in any given field resulting in an area that the geese will avoid getting

² Solent Waders and Brent Goose Strategy Steering Group (2018) *Solent Waders and Brent Goose Strategy Guidance on Mitigation and Off-setting Requirements. Final Report*. Hampshire and Isle of Wight Wildlife Trust, Hampshire.

³ Solent Waders and Brent Goose Strategy Steering Group (2020) *Solent Waders and Brent Goose Strategy*. Hampshire and Isle of Wight Wildlife Trust, Hampshire.

⁴ R. A. Stillman, A. D. West, R. T. Clarke & D. Liley (February 2012) *Solent Disturbance and Mitigation Project Phase II - Predicting the impact of human disturbance on overwintering birds in the Solent*.

⁵ Liley, D., Stillman, R. A. & Fearnley, H. 2010. *The Solent Disturbance and Mitigation Project: results of disturbance fieldwork 2009/10. Report to the Solent Forum*.



too close to cover that will not allow them time to fly away from disturbance or potential predators.

Consultation

- 1.12. Previous versions of this mitigation strategy have been consulted on with Mary Andrew and Rachael Clemson of Natural England, and Tristan Norton, Senior Ecologist at Hampshire County Council (now Principal Ecologist at Havant Borough Council). The principles of the strategy were agreed in 2022 based on provision of the entire mitigation area at Mill Rythe (hereafter 'the mitigation area') to mitigate for the loss of the two development sites. This was considered appropriate and sufficient mitigation by both Natural England and Tristan Norton.
- 1.13. Subsequently, in 2023, a split and phased mitigation approach was put forward to link a portion of the mitigation area closest to the coast to the Land North of Oysters application and the remaining, inland portion to the Land South of Saltmarsh Lane application given the potentially differing timescales for planning approval. This approach was discussed with Tristan Norton who agreed again, in principle in April 2023, that this strategy will be acceptable and highlighted the need for Natural England to add their comment. Natural England however were not in agreement, stating *"mitigation delivery into two phases wasn't considered to be robust enough instead we suggest that the mitigation site would be better secured as a whole up front"* (October 2023). Natural England subsequently declined Tyler Grange's request to discuss the issue in detail via Natural England's Discretionary Advice Service (DAS).
- 1.14. As Natural England were not in agreement on the split approach, the mitigation strategy has been further revised and this version presents what is considered to be a robust and satisfactory approach. This version of the mitigation strategy presents an approach which ensures that, in the event of only one application being granted approval or approval of one application being later than the other, that the first development site to be approved would be allocated the part of the mitigation area closest to the coast. This alteration has been made due to the acknowledgement that the portion of the mitigation area closest to the coast is likely to be preferred by brent geese when compared to the inland portion. This revised approach also avoids a potential scenario where only an isolated inland portion of the mitigation area is provided if only one application being approved (previously allocated to Land South of Saltmarsh Lane).

Development Sites

- 1.15. The development sites are shown below in **Figures 1 and 2**.
- 1.16. The Land South of Saltmarsh Lane development site extends to approximately 2.52ha and comprises arable land, which has been partially converted from grazing paddocks, see **Figure 1**, below. It forms site H34D in the Solent Waders and Brent Goose Strategy 2020³ as a Low Use Site. No presence or absence data was returned in the background records check from Hampshire Biodiversity Information Centre in 2021 or 2025 during an update search, with the only records returned being of seven lapwing from 2009.
- 1.17. The field boundaries are a mix of trees, hedgerows, scrub along ditches and back garden fences. Public access is possible informally from the adjacent Hayling Billy Trail through gaps in the western hedgerow/treeline.





Figure 1: Boundary of Land South of Saltmarsh Lane (Google Maps® 2025)

- 1.18. The Land North of Oysters development site extends to 1.24ha of currently arable land, with new development to the south, existing development to the east, arable land to the north and a belt of trees to the west, see **Figure 2**, below.
- 1.19. It is part of site H34E in the Solent Waders and Brent Goose Strategy 2020 as a Secondary Support Area, including the field between it and Land South of Saltmarsh Lane. No recent presence or absence data was returned in the background records check from Hampshire Biodiversity Information Centre in 2021 or 2025 during an update search, with the only records being of 200 brent geese in 2012, 200 brent geese in 2011 and 70 brent geese in 2007.
- 1.20. There is evidence of the Land North of Oysters development site being accessed informally, by members of the public and dog walkers from the Oysters Development to the south and there is informal access to the site from the Hayling Billy Trail through gaps in the western boundary hedgerow. Therefore, anthropogenic disturbance at the development site is considered likely to be a deterrent to brent geese which may otherwise utilise the site.





2.1 **Figure 2:** Boundary of Land North of Oysters (Google Maps® 2025) Table 3 in the 2020 Solent Waders and Brent Goose Strategy sets out the site factors that make sites either more or less suitable for waders and brent geese, which are shown in **Figure 4**, below. This further demonstrates the limited suitability of the development sites for brent geese.



Figure 4: Table 3 from the 2020 Solent Waders and Brent Goose Strategy

Factor	Waders		Brent Geese	
	More suitable	Less suitable	More suitable	Less suitable
Area (ha) *	Larger	Smaller	Larger	Smaller
Shape - size/perimeter*	Irregular – long and thin	Regular - square	Regular - square	Irregular – long and thin
Area of buildings within 50m (m2) zone*	No buildings in this zone	Buildings in this zone	Not significant	Not significant
Area of buildings within 50-500m (m2) zone*	No buildings in this zone	Buildings in this zone	No buildings in this zone	Buildings in this zone
Area of buildings within 500-2500m (m2) zone*	No buildings in this zone	Buildings in this zone	Not significant	Not significant
Homes within 15 mins *	No homes	Homes within	Not significant	Not significant
Homes within 30 mins *	No homes	Homes within	Not significant	Not significant
Mean height (m)*	Low lying	High ground	Low lying	High ground
Range in height (m)*	Flat	Uneven	Flat	Uneven
Distance to Road (km)*	Further away	Closer	Not significant	Not significant
Distance to MHW (km)*	Closer	Further away	Closer	Further away
Isolation Index	More isolated from other sites	Closer to other sites	Close to other Brent sites	Further away from other Brent sites
Habitat*	Coastal and grassland sites, then agricultural	All other habitats	Coastal and grassland sites, then agricultural	All other habitats

* interrelated factor

- 1.21. Both development sites are small, irregularly shaped with tight boundaries that restrict sight-lines for brent geese, and both development sites are likely to be subject to dog walking disturbance. Therefore, the suitability of the development sites for brent geese is considered to be limited.
- 1.22. Furthermore, the 51.5m median disturbance buffer from the Liley *at al.* report was applied to the two proposed development sites, which shows that there is only a small sliver of land, hatched in black, at Land South of Saltmarsh Lane that remains outside of the buffer and there is no area at Land North of Oysters outside of the buffers, see **Figure 3**, below. It is acknowledged that brent geese can tolerate closer distances to disturbance than the average of 51.5m, but this gives an illustration of the small size of optimal land that each site would provide, especially considering the existing public disturbance at the development sites.





Figure 3: Medium disturbance distance buffers (51.5m) for both proposed development sites (Google Maps® 2023)

Section 2: Mitigation Land

Proposed Mitigation Land

- 2.2 A parcel of land at Mill Rythe is proposed as mitigation for both development sites which extends to approximately a total of 4.21ha, as shown in **Figure 5** below, referred to as 'the mitigation area'. The entire mitigation area is identified as H50C, a Core Area⁶ in the 2020 Solent Waders and Brent Goose Strategy classification. The proposed development land extends to a combined area of 3.76ha and therefore the mitigation area is 0.45ha larger than the combined development sites.



Figure 5: The Mill Rythe mitigation area full site boundary indicated by a red line (Google Maps® 2025).

- 2.3 As stated in paragraph 1.12 above, the total mitigation land area was seen by Havant and NE to be sufficient in the event both developments came forward concurrently.
- 2.4 Given the applications for Land North of Oysters and Land South of Saltmarsh Lane are running concurrently and the order and timing of planning approvals are out of the applicant's control, three scenarios are set out below to ensure appropriate mitigation is provided in all eventualities. These scenarios set out that the mitigation area is proposed to be delivered by allocating the area closest to the coast to each development site, proportionately in relation to their respective size. This would be followed by allocation of the remaining portion of the mitigation area to the second site to be approved, should both approvals be granted. This will ensure the coastal area, likely to be favoured by brent geese, is secured for whichever development receives planning permission

⁶ Core Areas are defined as sites that have either: a network value; and/or the max score of 7 in the 3 metrics: GB Importance, SPA Importance and SPA Assemblage; and/or a max count of bird use of 1000 or more.



first and the full mitigation area is provided in the event that both applications are approved. This approach is set out in detail below under Scenario 1 – Scenario 3.

- 2.5 The fields within the mitigation area comprise grassland which is not managed intensively and is tenanted by a dog walking and exercising company that use the fields for the following:
- Use of the fields every day, all year round. They tend to stay in the smaller field further inland in the winter, as the larger field closer to the coast gets very wet;
 - On average, use is twice in morning and twice in afternoon;
 - Dogs are walked on and off lead around mown paths. Generally, 4-6 dogs at a time. Occasionally puppy training for 1-2 puppies, on a 1:1 basis;
 - Use of a hand mower to mow 3m wide tracks for walking. Cut whole field once a year, in October;
 - Weeds, such as ragwort, are hand pulled; and
 - All dog faeces are cleared up.
- 2.6 Anecdotally, the dog walking and exercising company staff have never seen brent geese on these fields, as the grass is maybe too long and due to the regular disturbance.
- 2.7 The dog walking use is likely to keep the whole site sufficiently disturbed to prevent brent geese using it and is, therefore, preventing it functioning as a Core Site. The dog walking business was noted to remain present and active during the most recent walkover survey of the site on 12th March 2025.
- 2.8 The last records of brent geese or waders within the mitigation area provided by the data search are:
- 24/01/2015 – 3000 brent geese recorded;
 - 26/02/2009 – 52 brent geese recorded; and
 - 26/02/2009 – three redshank recorded.
- 2.9 These records are prior to the dog walking and exercising company leasing the land.
- 2.10 Holiday makers are present at the Mill Rythe Coastal village adjacent to the mitigation area, comprising 380 holiday homes. It is noted that visitors from the Coastal Village walk around the sea wall on the northern boundary of the mitigation area and therefore public access via the northern boundary may be possible through gaps in boundary fencing and hedgerows.
- 2.11 In terms of the future of the coastline, the North Solent Shoreline Management Plan for this section (5AH103) shows minimal erosion over the long term (2055-2105)⁷, which is beyond the in-perpetuity agreement needed for mitigation, generally taken as 80 years as a legal definition. The indicative floodplain beyond 2115 is shown covering all of the land shown above, but this is beyond the period covered by an in-perpetuity agreement.

⁷ North Solent Shoreline Management Plan, [Online] Available at: https://www.northsolentsmp.co.uk/media/1694/Policy-statement-and-map-5AH103/pdf/Policy_statement_and_map_5AH103.pdf?m=637518491601430000 [Accessed: 15/04/2025]



Scenario 1: Land North of Oysters (Application reference: APP/21/01350) approved alone or first

- 2.12 This section sets out the mitigation approach in the event that the Land North of Oysters application were to be granted planning permission either in isolation or in advance of Land South of Saltmarsh Lane also receiving planning permission, hereafter referred to as Scenario 1.
- 2.13 **Figure 6** below shows the proposed portion of the mitigation area assigned to Land North of Oysters in this scenario, shown in blue outline. This area measures approximately 1.55ha and remains unchanged in location and size from the split approach presented to, and approved in principle by Tristan Norton in 2023.



Figure 6: The proportion of the mitigation area allocated to Land North of Oysters (blue outline) in Scenario 1.

- 2.14 The mitigation proposals to be completed in Scenario 1 are:
- Removal of the dog walking business from the entire mitigation area outlined in red in **Figure 5**, which will remove a lot of year-round, regular disturbance;
 - Management changed to make the grassland within the blue outline area in **Figure 6** more suitable for brent geese and waders via management to < 30 cm in height and a late summer hay cut as set out in Table 1 at the end of this strategy;
 - Continued prevention of any informal access from members of the public or school children by monitoring and repairing any fence damage around the entire mitigation area outlined in red in **Figure 5**;

- Provision of interpretation boards along the coastal edge footpath along the northern boundary of the mitigation area, highlighting the sensitivity of any geese or waders using the fields;
- Plant up any gaps in the boundary hedgerow along the eastern boundary of the entire mitigation area outlined in red in **Figure 5** as a visual screen to the movement of people;
- Securing the management in perpetuity, providing security of the land for brent geese and waders, for the blue outline area in **Figure 6**;
- Installing a series of 0.5 m high wooden posts to delineate the blue outline area in **Figure 6** whilst allowing for geese and wader sightlines; and
- Ensuring no activities will be completed within the remaining portion of the mitigation area (outlined in red in **Figure 6**) which may lead to habitat degradation or reduction in suitability for brent geese within the blue outline area in **Figure 6**. Furthermore no activities or works which may cause visual, noise or other types of disturbance to brent geese will occur in the remaining portion of the mitigation area during the winter period.

Scenario 2: Land South of Saltmarsh Lane (Application reference: APP/21/01351) approved alone or first

- 2.15 This section sets out the mitigation approach in the event that the Land South of Saltmarsh Lane application were to be granted planning permission either in isolation or in advance of Land North of Oysters also receiving planning permission, hereafter referred to as Scenario 2.
- 2.16 **Figure 7** below shows the proposed portion of the mitigation area assigned to Land South of Saltmarsh Lane in green outline. This area measures approximately 2.25ha and, although the location has been altered to cover the area closest to the coast, the area otherwise remains unchanged in total size from the split approach presented to, and approved in principle by Tristan Norton in 2023.





Figure 7: The proportion of the mitigation area allocated to Land South of Saltmarsh Lane (green outline) in Scenario 2.

2.17 The mitigation proposals to be completed in this scenario are as per Scenario 1 but set out again for ease of reference:

- Removal of the dog walking business from the entire mitigation area outlined in red in **Figure 5**, which will remove a lot of year-round, regular disturbance;
- Management changed to make the grassland within the green outline area in **Figure 7** more suitable for brent geese and waders via management to < 30 cm in height and a late summer hay cut as set out in Table 1 at the end of this strategy;
- Continued prevention of any informal access from members of the public or school children by monitoring and repairing any fence damage around the entire mitigation area outlined in red in **Figure 5**;
- Provision of interpretation boards along the coastal edge footpath along the northern boundary of the mitigation area, highlighting the sensitivity of any geese or waders using the fields;
- Plant up any gaps in the boundary hedgerow along the eastern boundary of the entire mitigation area outlined in red in **Figure 5** as a visual screen to the movement of people;



- Securing the management in perpetuity, providing security of the land for brent geese and waders, for the green outline area in **Figure 7**;
- Installing a series of 0.5 m high wooden posts to delineate the green outline area in **Figure 7** whilst allowing for geese and wader sightlines; and
- Ensuring no activities will be completed within the remaining portion of the mitigation area (outlined in red in **Figure 7**) which may lead to habitat degradation or reduction in suitability for brent geese within the green outline area in **Figure 7**. Furthermore no activities or works which may cause visual, noise or other types of disturbance to brent geese will occur in the remaining portion of the mitigation area during the winter period.

Scenario 3: Both Land North of Oysters and Land South of Saltmarsh Lane approved

- 2.18 In the event that both applications are approved (either simultaneously or at separate times), the remaining mitigation area will be provided to thereby allocate the entire 4.21ha mitigation area shown by the red outline in **Figure 5** to the Development Sites. If both applications are not approved simultaneously then either Scenario 1 or Scenario 2 above will be applied, depending on which application is approved first. Subsequently, the remaining portion of the mitigation area will be allocated to the second application to be approved, thereby providing the entire mitigation area shown in **Figure 5** for brent geese.
- 2.19 In Scenario 3, the mitigation approach will be the same as for Scenarios 1 and 2 with the addition of the removal of an internal hedgerow and creation of a scrape, to increase the suitability of the additional inland area for brent geese and waders. The full approach is set out below for ease of reference:
- Removal of the dog walking business from the entire mitigation area outlined in red in **Figure 5**, which will remove a lot of year-round, regular disturbance;
 - Management changed to make the grassland within the entire mitigation area outlined in red in **Figure 5** more suitable for brent geese and waders via management to < 30 cm in height and a late summer hay cut as set out in Table 1 and Table 2 at the end of this strategy;
 - Continued prevention of any informal access from members of the public or school children by monitoring and repairing any fence damage around the entire mitigation area outlined in red in **Figure 5**;
 - Provision of interpretation boards along the coastal edge footpath along the northern boundary of the mitigation area, highlighting the sensitivity of any geese or waders using the mitigation area;
 - Plant up any gaps in the boundary hedgerow along the eastern boundary of the entire mitigation area outlined in red in **Figure 5** as a visual screen to the movement of people;
 - Securing the management in perpetuity, providing security of the land for brent geese and waders, for the entire mitigation area outlined in red in **Figure 5**;



- Removal of the scrubby hedgerow between the two fields of the mitigation area, which follows a ditch, to increase sightlines for the geese; and
- Creation of a scrape⁸ in the south east corner of the mitigation area.

⁸ Comprised of a shallow pond (less than a metre in depth) which holds water seasonally and remain damp for much of the rest of the year



Section 3: Conclusions

- 3.1. The two proposed development parcels currently offer small pieces of land with boundaries comprising hedgerows, treelines and existing development that would yield few opportunities for brent geese and waders, given existing disturbance and restricted sight-lines. This is reflected in the lack of any recent data (background records or fieldwork) indicating that the development sites are being used by brent geese or waders.
- 3.2. The mitigation area, whilst already designated as a Core Area for brent geese, is not functioning as one at the time of writing, due to current unfavourable land use, current management and the lack of any certainty for the future.
- 3.3. Securing the mitigation area, which, in total is 0.45ha larger than the combined development sites, by removing the current disturbance of the dog walking business, optimising the management and securing that in perpetuity is considered to significantly enhance the suitability of the area for brent geese. It is considered that allocating the coastal portion of the mitigation area to whichever development site is consented first is an appropriate method of securing the optimal area for brent geese given uncertainties around planning approval which are outside of the applicant's control. The mitigation strategy set out within this report ensures that a suitable mitigation area for brent geese will be provided in any given planning scenario thereby sufficiently mitigating for the loss of habitats within the development sites.



Table 1. Phase 1 – Prescriptions for Scenarios 1 and 2 for enhancement and management of the Mitigation Area⁹

Prescription	Action	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10+
MARK BOUNDAY BETWEEN PHASE 1 AND PHASE 2 MITIGATION AREAS											
Wooden posts	Install a series of wooden posts 10 m apart along the line of the Phase 1 mitigation boundary. Posts to be 0.5 m below ground and 0.5 m above ground. Posts to be removed when Phase 2 mitigation land comes online.	£3,300									
HEDGE PLANTING											
Hedgerow planting in accordance with BS4428:1989	Planting of up to 15 m of native hedgerow in gaps in existing hedgerow. Works by machine; excavate trench for hedge 600mm wide x 300mm deep; deposit spoil alongside and plant hedging plants in double staggered row at 300mm centres; backfill with excavated material. Planting to take place in Marchoutside the brent geese over-wintering season.	£1,360 Excludes cost of plants									
Establishment of hedgerows	Maintenance visits to re-firm plants after high wind/frost, add mulch, hand weed within 500mm, maintain shrub guard, watering (first growing season and then at times of drought), litter removal.	£385	£385	£385	£385						
	Check in spring and replace dead plants immediately to prevent gaps forming. Replace dead/damaged trees in following planting season.	£430	£430	£430	£430						
	Removal of shrub guard, stakes and ties				£385						
Management of hedgerows (retained and created)	Hedge cutting: field hedges cut once or twice annually: Trimming sides and top using hand tool or hand held machine tools not exceeding 2m high			£627		£627			£627		
	Hedge cutting; 2 m high; 900 mm cut. Removal and disposal of arisings. Sweeping up and depositing of arisings.										
	Maintenance to include hand weeding and litter removal.	£385	£385	£385	£385	£385			£385		
GRASSLAND											
Grassland management	Grasses to be managed to < 30 cm in height through regular mowing. Grass cutting with ride-on or tractor	£627	£627	£627	£627	£627	£627	£627	£627	£627	£627

⁹ Costs increased by 10% from version g of this strategy to account for inflation. Exact costs to be confirmed by an appropriate contractor at the time of appointment



	drawn equipment; where labour and machinery is present for half a day.. Arisings to be composted.										
	Late summer hay cut. Allow cuttings to remain for 7-10 days before removal.	£2,310	£2,310	£2,310	£2,310	£2,310	£2,310	£2,310	£2,310	£2,100	£2,100
FENCE CONSTRUCTION											
Fence installation	Construction of up to 20 m of palisade/wire mesh fencing to fill gaps around fields and prevent members of the public entering site. Works by machine to excavate holes for fence posts, backfilling with excavated material. Labour and machinery is present for a full day.	£21,23									
Fence management	Maintenance visits twice annually in the Years two and three, in Spring and Autumn to check the condition of the fence and fix any damage and gaps. Thereafter once a year in Autumn. Maintenance checking of the field perimeters for any new field boundary gaps that need fencing. Minor repairs can be carried out by one person, whilst major repairs will need a two-person team.		£726 (or £1,562 for major repairs)	£726 (or £1,562 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)
INTERPRETATION BOARDS											
Installation of signage	Brent Geese information and disturbance prevention signs; vitreous enamel; 900 x 400 mm high with two support posts; all associated works to post bases (x3)	£825 (excludes cost of signage)									
Signage maintenance	Cleaning of interpretation boards twice a year. In years two and three this will be done during the fence inspections. Year four onwards are costs for an additional visit in Spring.		0	0	£363	£363	£363	£363	£363	£363	£363
Total:		£11,745	£5,699 Assumes highest cost for fence repair	£6,326 Assumes highest cost for fence repair	£5,248 Assumes lowest cost for fence repair	£4,675 Assumes lowest cost for fence repair	£3,663 Assumes lowest cost for fence repair	£3,663 Assumes lowest cost for fence repair	£4,675 Assumes lowest cost for fence repair	£3,453 Assumes lowest cost for fence repair	£3,453 Assumes lowest cost for fence repair
Total Years 1-5						£33,693					
Years 6-10											£18,907

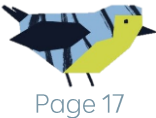


Table 2: Phase 2 – Additional prescriptions for Scenario 3 for enhancement and management of the remaining Mitigation Area

Prescription	Action	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10+
HEDGEROW REMOVAL											
Native hedgerow removal	Clear existing hedgerow between the two fields, including scrub and vegetation, by machine. Undergrowth brambles and heavy weed growth to be removed. Removal to take place between March and August, outside the brent geese over-wintering season. By hand, light scrub and grasses to spoil heap; subsequently disposed off site.	£5,555									
HEDGE PLANTING											
Hedgerow planting in accordance with BS4428:1989	Planting of up to 30 m of native hedgerow in gaps in existing hedgerow. Works by machine; excavate trench for hedge 600mm wide x 300mm deep; deposit spoil alongside and plant hedging plants in double staggered row at 300mm centres; backfill with excavated material. Planting to take place between March and August, outside the brent geese over-wintering season.	£2,719 Excludes cost of plants									
Establishment of hedgerows	Maintenance visits to re-firm plants after high wind/frost, add mulch, hand weed within 500mm, maintain shrub guard, watering (first growing season and then at times of drought), litter removal.	£385	£385	£385	£385						
	Check in spring and replace dead plants immediately to prevent gaps forming. Replace dead/damaged trees in following planting season.	£430	£430	£430	£430						
	Removal of shrub guard, stakes and ties				£385						
Management of hedgerows (retained and created)	Hedge cutting: field hedges cut once or twice annually; Trimming sides and top using hand tool or hand held machine tools not exceeding 2m high			£627		£627			£627		
	Hedge cutting; 2 m high; 900 mm cut. Removal and disposal of arisings. Sweeping up and depositing of arisings.										
	Maintenance to include hand weeding and litter removal.	£385	£385	£385	£385	£385			£385		



FENCE CONSTRUCTION											
Fence installation	Construction of up to 20 m of palisade/wire mesh fencing to fill gaps around fields and prevent members of the public entering site. Works by machine to excavate holes for fence posts, backfilling with excavated material. Labour and machinery is present for a full day.	£2,123									
Fence management	Maintenance visits twice annually in the Years two and three, in Spring and Autumn to check the condition of the fence and fix any damage and gaps. Thereafter once a year in Autumn. Maintenance checking of the field perimeters for any new field boundary gaps that need fencing. Minor repairs can be carried out by one person, whilst major repairs will need a two-person team.		£726 (or £1,562 for major repairs)	£726 (or £1,562 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)	£363 (or £781 for major repairs)
Totals:		£11,597	£2,762 Assumes highest cost for fence repair	£3,389 Assumes highest cost for fence repair	£1,948 Assumes lowest cost for fence repair	£1,375 Assumes lowest cost for fence repair	£363 Assumes lowest cost for fence repair	£363 Assumes lowest cost for fence repair	£1,375 Assumes lowest cost for fence repair	£363 Assumes lowest cost for fence repair	£363 Assumes lowest cost for fence repair
Total Years 1-5						£21,071					
Years 6-10											£2,827





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