
EXTENDED PHASE 1 HABITAT SURVEY & DAYTIME BAT SURVEY

181 HAVANT ROAD, HAYLING ISLAND,
HAMPSHIRE

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1.0 INTRODUCTION

SITE INFORMATION

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Euro Garages to carry out an Extended Phase 1 Habitat Survey & Daytime Bat Survey at 181 Havant Road, Hayling Island in Hampshire. The site is located in north Hayling (O.S. grid reference: SU 71794 03010 – see Figure 1). The proposed development site currently comprises three retail buildings on an area bare ground, small areas of improved grassland and continuous scrub. The site is located with residential development to the east with scattered woodlands and agricultural land in the wider area. The Solent Maritime is located to the west of the site.



Figure 1 showing the location of the site

DESCRIPTION OF DEVELOPMENT

- 1.2 The site will be the subject of a planning application for the redevelopment of the site.

BIODIVERSITY IN PLANNING

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.



2.0 METHODOLOGY

EXTENDED PHASE 1 HABITAT SURVEY

- 2.1 An Extended Phase 1 Habitat Survey is required to provide an overview of the habitats present within the site and to assess any potential protected species issues on the site.
- 2.2 A Phase 1 Habitat survey was undertaken to JNCC standards (JNCC, 2010). The site was walked and each habitat was assigned a Phase 1 habitat category. Species lists were taken at locations of botanical interest. All botanical nomenclature follows Stace, 2019. A Phase 1 map was produced showing habitat boundaries.
- 2.3 During the Extended Phase 1 survey, the habitats were assessed for their potential to support protected species. This included, for example, looking for signs of Badger activity (e.g. setts, paths, latrines and hairs on fences), assessing any waterbodies on site or near the site for their potential to support Great Crested Newt
- 2.4 The site was also surveyed for invasive, non-native plant species such as Japanese Knotweed and Giant Hogweed.

DAYTIME BAT SURVEY

- 2.5 A daytime bat survey is required to assess the potential use of the property by bats. A daytime bat survey of the site was undertaken to search for, and to assess the potential for, a bat roost.
- 2.6 An external assessment of the affected building on the site was undertaken, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges.
- 2.7 A ground-level assessment of any trees affected by the proposals was also undertaken. This involved a search for potential roosting features (PRF's), including peeled bark, knot holes and branch splits.
- 2.8 A pair of close-focussing binoculars, a high-powered torch and, where necessary, an endoscopic camera, were used to search for evidence of bats.

PERSONNEL AND SEASONAL TIMING

- 2.9 Mark Woods *MCIEEM, CEcol* (Principal Ecologist) carried out the surveys on the 6 December 2022. Mark is an experienced ecologist and has over 17 years' experience of undertaking similar surveys. December is a sub-optimal month for botanical work, however, given the types of habitats present, a robust assessment could be made. Daytime bat surveys can be undertaken at any time of year.

SURVEY CONSTRAINTS

- 2.10 The surveyor could not get access to the internal space of the buildings on the day of the survey.



3.0 RESULTS

HABITATS

- 3.1 See Appendix A for the Phase 1 Habitat Survey Map and Appendix B for a list of target notes. The habitats on the proposed development site are described below.

Amenity-managed Grassland

- 3.2 Small areas of amenity-managed grassland (TN1) occur around the boundary of the site (see Photograph 1). The dominant grass species is Perennial Rye-grass *Lolium perenne*. Commonly occurring herbaceous species includes Yarrow *Achillea millefolium*, Spotted Medick *Medicago arabica*, Dandelion *Taraxacum* agg. and Dove's-foot Crane's-bill *Geranium molle*.



Photograph 1 showing grassland TN1

Bare Ground

- 3.3 Hardstanding dominates the site (see Photograph 2).



Photograph 2 showing the bare ground

Continuous Scrub

- 3.4 An area of continuous scrub (TN2) is present in the south and west of the site (see Photograph 3). This is composed of semi- mature Elder *Sambucus nigra* on disturbed ground with patches of Common Nettle *Urtica dioica* and Ivy *Hedera helix*.



Photograph 3 showing the continuous scrub (TN2)



- 3.5 Between the petrol station and a dismantled railway is an area of mixed scrub (TN4) with dense Bramble and occasional Elder, Hawthorn *Crataegus monogyna*. A few semi-mature Pedunculate Oak *Quercus robur* and Wild Cherry *Prunus avium* trees occur to the north and alongside a dry ditch that is covered in Common Reed *Phragmites australis* with Bramble encroachment. The shrubs below the powerline are routinely cut.

Tall, Ruderal Herb (TN4)

- 3.6 A bank is present to the west of the site which comprises Bramble *Rubus fruticosus* agg and tall ruderals such as Docks *Rumex* spp., Thistles *Cirsium* spp. and Hemlock *Conium maculatum* (see Photograph 4). Elsewhere there is a variety of ruderals on flat ground including Bristly Ox-tongue *Helminthotheca echinoides*, Mugwort *Artemisia vulgaris*, Black Medick *Medicago lupulina*, Common Mallow *Malva sylvestris*, Scentless Mayweed *Tripleurospermum inodorum*, Wild Liquorice *Astragalus glycyphyllos*, Smooth Sow-thistle *Sonchus oleraceus*, Canadian Fleabane *Erigeron canadensis*, Creeping Cinquefoil *Potentilla reptans*, Docks, Thistle, and Common Nettle.



Photograph 4. Tall, ruderal herb (TN3) and scrub (TN4) to the rear

Scattered Trees

- 3.7 Scattered young Field Maple *Acer campestre* occur in the improved grassland at the entrance and exit to the east of the site.

Boundaries

- 3.8 Boundaries are marked with fencing or are unmarked.



Building

- 3.9 Three buildings are present on the site. These are described within the Daytime Bat Survey section of the report.

PROTECTED SPECIES

Great Crested Newt

- 3.10 Great Crested Newt *Triturus cristatus* is a European Protected Species under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit) and the species is fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 3.11 No waterbodies exist on the site. No waterbody exists within 250m of the site boundary. The site supports limited suitable Great Crested Newt terrestrial habitat, within the continuous scrub and tall, ruderal herb. Bare ground and the regularly mown grassland are considered hostile environments for amphibians.

Bats

- 3.12 All bat species are European Protected Species. This is implemented in the UK through the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit). Bats are also protected under The Wildlife and Countryside Act 1981 (as amended).

Daytime Bat Survey

- 3.13 The building on site was the subject of a daytime bat survey.

Building 1

- 3.14 Building 1 (Appendix A. TNs 6 and 7) comprises a petrol filling station with a metal canopy cover and a single-storey brick retail unit with a flat roof.
- 3.15 The property has a metal canopy supported by steel frames above the fuel dispensing pumps. This is in good condition and appears to be well sealed (see Photograph 5). It is constructed from materials of poor thermal capacity which are unlikely to provide suitable shelter for bats.



Photograph 5 showing the forecourt canopy



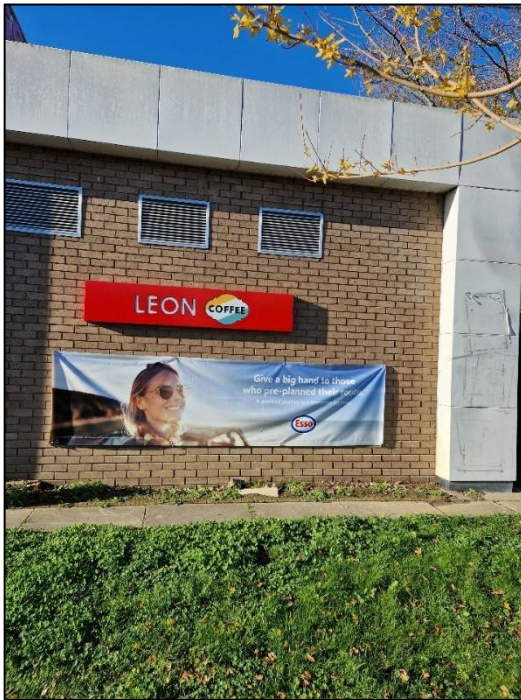
- 3.16 The external brickwork on the retail unit is in excellent condition. The brickwork is complete and intact, with no damaged bricks or missing mortar to offer a suitable bat roosting cavity (see Photograph 6). The windows and doors, including the frames, are all intact, with no missing panes.



Photograph 6 showing the brickwork

- 3.17 The roof of property is flat. Large soffit boxes constructed from uPVC are present and these are complete, in good condition and with minimal gaps between the boards the brickwork (see Photograph 7).





Photograph 7 metal capping on the gable

- 3.18 No suitable roosting habitat was found in any of the external structures, nor any evidence of bat activity or occupancy.

Building 2

- 3.19 Building 2 (Appendix A. TN5) comprises a single-storey retail unit clad with plastic sheets and a flat roof.
- 3.20 The plastic cladding on Building 2 is in good condition, intact and in position with no gaps which could be utilized by bats. The windows and doors, including the frames, are all intact, with no missing panes. The roof of the building is flat. The corners of the walls and roof are capped with metal plates. These are in position and lie flush to the plastic cladding (see Photograph 8).



Photograph 8 showing Building 2

- 3.21 No suitable roosting habitat was found in any of the external structures, nor any evidence of bat activity or occupancy.

Trees

- 3.22 The trees on site were the subject of a ground level assessment to search for potential roosting features (PRFs) such as damaged limbs, cavities, or woodpecker holes. The trees in the immediate vicinity of the petrol station infrastructure are young and do not support any PRFs.
- 3.23 The trees to the north in the area of dense scrub (TN4) are semi-mature and intact and there are no PRFs.

Badger

- 3.24 Badgers *Meles meles* are protected under the Protection of Badgers Act 1992 and The Wildlife and Countryside Act 1981 (as amended)/The Wildlife and Natural Environment (Scotland) Act 2011. These Acts, for example, make it illegal to disturb a Badger whilst it is in a sett, to kill, injure or take a Badger and to obstruct the entrance to a Badger sett.
- 3.25 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity such as latrines or snuffle holes was located on site.

Nesting Birds

- 3.26 All bird species are protected at their nest under the Wildlife and Countryside Act 1981 (as amended) and The Wildlife and Natural Environment (Scotland) Act 2011.
- 3.27 The scattered trees and continuous scrub (TN2 and TN4) offer suitable nesting habitat for birds. A bird's nest was located in a ventilation hole on the northern elevation of Building 1.

INVASIVE SPECIES

- 3.28 No invasive, non-native species as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended) was located on the site or immediately adjacent to the site boundaries.

PROTECTED SITES

- 3.29 No statutory protected sites lie on the site or immediately adjacent to the site boundary. Nine statutory protected sites lie within 3km of the site boundaries. These are listed below:
- Solent Maritime Special Area of Conservation (SAC) lies approximately 50m west of the site.
 - Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) lies approximately 50m west of the site.

- Langstone Harbour Site of Special Scientific Interest (SSSI) lies 50m west of the site.
- Hayling Billy Local Nature Reserve (LNR) lies 50m west of the site.
- West Hayling LNR lies 50m west of the site.
- Chichester Harbour Area of Outstanding Natural Beauty (AONB) lies 1.6km east at its nearest point.
- Chichester Harbour SSSI lies 1.6km east of the site.
- Gutner Point LNR lies 1.9km south-east of the site.
- Warblington Meadow SSSI lies 2.3km north of the site.

3.30 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby. The LPA may consult Natural England for advice on any potential impacts the proposed development may have on the nearby protected sites.

3.31 No non-statutory protected sites exist on or immediately adjacent to the site. One Site of Importance for Nature Conservation (SINC) lies approximately 30m from the site boundaries at its nearest point.



4.0 ASSESSMENT

HABITATS

- 4.1 The Phase 1 Habitats present on the site are common throughout the UK. No nationally rare or locally rare plant species were located during the Extended Phase 1 Habitat Survey.
- 4.2 The area that will be subject to re-development offers, for the most part, limited ecological value. The site comprises bare ground, regularly mown amenity-managed grassland (TN1), continuous scrub (TN2), tall, ruderal herb (TN3) and a small number of scattered trees. The bare ground and improved grassland offer little to no cover for wildlife and a limited source of nectar and pollen for invertebrates. Within the re-development footprint the scattered trees and continuous scrub (TN2) are the most ecologically valuable habitats. They provide a nectar source, cover from predation, and foraging and overwintering opportunities. The scattered trees and scrub also offer nesting habitat for birds.
- 4.3 The area of dense continuous scrub with scattered trees and a dry ditch (TN4) that is located within the redline boundary will be subject to some loss and disturbance, which will have an adverse impact, but at no more than site level of ecological value. This is because significant areas of this habitat are routinely disturbed because of the need to keep the overhead powerlines clear of trees and shrubs and the larger trees to the north will not be affected.

PROTECTED SPECIES

Great Crested Newt

- 4.4 No ponds exist on the site or within 250m of the site boundary. Given the lack of suitable breeding habitat in the locality, and limited value of the terrestrial habitat on site, Great Crested Newt is not considered to be a constraint on development at this time and no further survey work is necessary.

Bats

- 4.5 The buildings on site were assessed for potential to support roosting bats. The metal canopy over the petrol pumps is constructed from materials of poor thermal capacity and is in a good material condition. Both retail buildings are also in good material condition and are well-sealed with no suitable opportunities for roosting. No evidence of bat activity or suitable roosting features were found during the inspection. The building is open 24hours and is brightly lit at night making the site undesirable for bats. Given the results of the survey, Building 1 and Building 2 are considered to offer negligible potential to support a bat roost. No further bat survey work is considered necessary.
- 4.6 No cavities, or other features suitable for bats, are present within the trees on site. It is possible that bats use the site for foraging.

Badger

- 4.7 No Badger sett was located on the site or immediately adjacent to the site. No evidence of Badger activity was located. Badgers are not considered to be a constraint on development at this time.

Nesting Birds

- 4.8 The most valuable nesting habitat is the scrub, scattered trees and dry ditch mosaic (TN4), but that is outside of the development footprint and will not be lost as a consequence of the development. The continuous scrub (TN2) in the developed area of the site contains suitable nesting habitat for birds. If any work to the scattered trees, continuous scrub (TN2) or Building 1 is to be carried out within the bird nesting season (which is generally March-August), then a nesting bird check will be required immediately prior to any work.

PROTECTED SITES

- 4.9 No statutory protected sites exist on the site or immediately adjacent to the site. The nearest statutory protected sites are Solent Maritime SAC, Chichester and Langstone Harbours Ramsar SPA, Langstone Harbour SSSI, Hayling Billy LNR and West Hayling LNR all lie approximately 50m west of the site. The site is previously developed land, and a buffer habitat of scrub and woodland lies between the development footprint and the protected sites, so there is expected to be no deleterious impact on the protected sites from the development. The Local Planning Authority will be required to carry out (or adopt) a Habitat Regulations Assessment of the impacts of development on any European Designated site that is located in the local area.
- 4.10 No non-statutory protected sites lie within the proposed development site or immediately adjacent. The nearest non-statutory protected lies approximately 30m from the site boundaries at its nearest point. Buffer habitats of scrub and commercial developments lie between the protected site and the proposed development.
- 4.11 The site lies within a SSSI Impact Risk Zone, which lists certain types of development that may have a deleterious impact on protected sites nearby. The LPA may consult Natural England for advice on any potential impacts the proposed development may have on the nearby protected sites.

5.0 RECOMMENDATIONS

SUMMARY OF FINDINGS

- 5.1 Protected species are a material consideration when a planning authority is considering a planning application. The presence of protected species, the effect of the proposed development and suitable mitigation, if required, must be established before planning permission can be granted. Following the findings from the Extended Phase 1 Habitat Survey, the following survey may be required:

- **Nesting Birds** - If any work to the trees, scrub or Building 1 needs to be carried out within the bird nesting season (which is generally March to August), then a nesting bird survey will be required immediately prior to work commencing.

PROTECTED SPECIES

- 5.2 If any protected species, such as bats or evidence of bat activity, is found during the demolition and development works, then work must stop, and an ecologist be contacted for advice.
- 5.3 If the buildings are not demolished/converted within two years of the date of the daytime bat survey, then a further bat survey will be required to update the findings.

HABITAT ENHANCEMENT

- 5.4 General recommendations to bring biodiversity gain to the site are:
- Soft landscaping should include the provision of native and non-native flowering perennial species, to provide a pollen and nectar source for invertebrates.
 - Bird boxes and/or bat boxes should be erected on the new buildings where possible.
 - Tree and shrub planting of native species.
 - 'Hedgehog holes' to be incorporated into the fencing of the site.

6.0 REFERENCES

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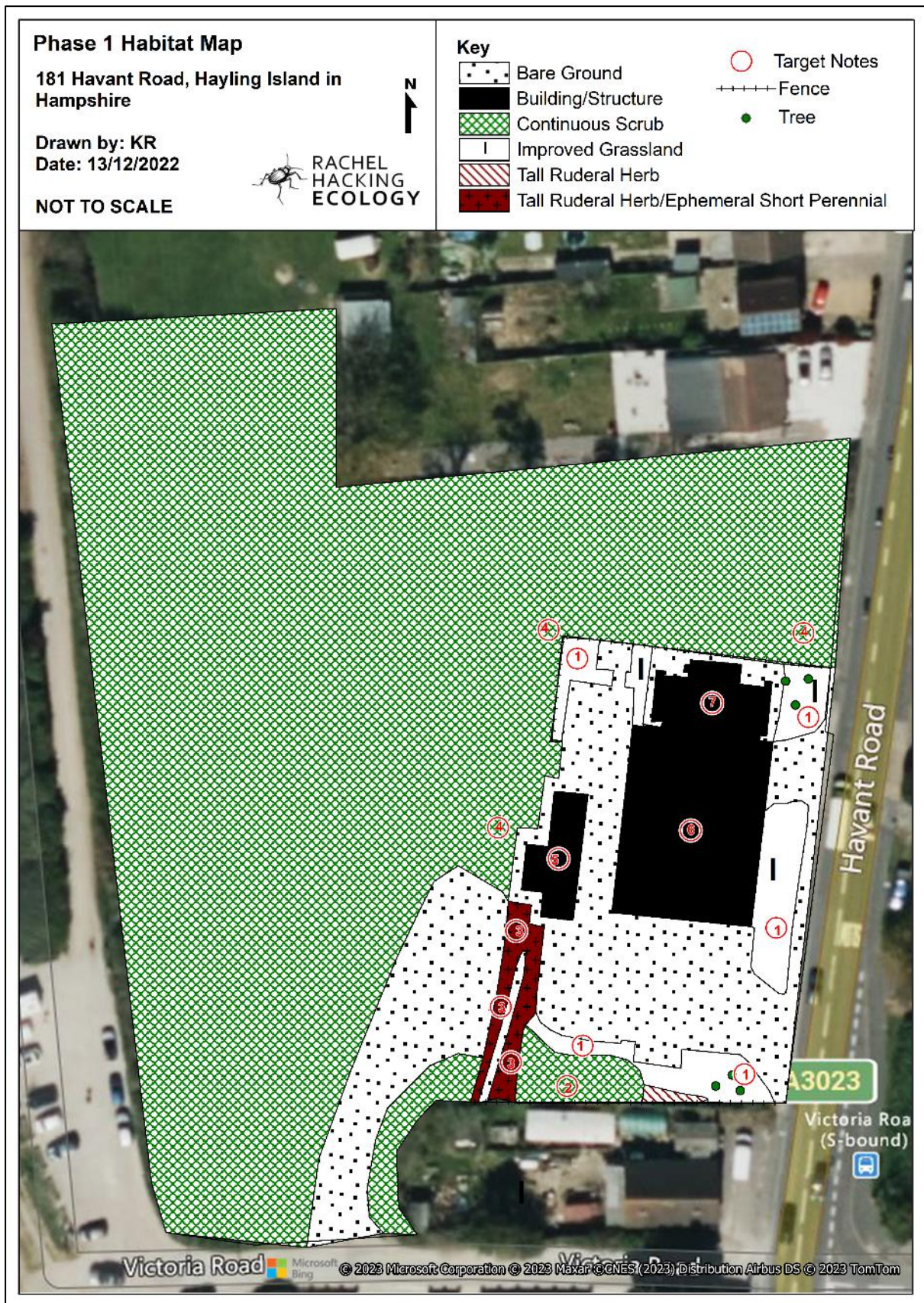
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APPENDIX A. PHASE 1 HABITAT MAP



APPENDIX B. TARGET NOTES

TN1 Improved Grassland

TN2

