



Harts Farm Lane, Havant

Planning application APP/21/00189

Condition 12

Produced for Exton Estates

By Applied Ecology Ltd

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1 Introduction

Background

- 1.1 This report provides an Ecological Mitigation, Compensation and Enhancement Strategy in relation to planning condition 12 of Havant Borough Council planning application ref no. APP/21/00189.
- 1.2 Condition 12 states the following
- “Prior to the commencement of development, a detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. Ecological mitigation, compensation and enhancement measures shall be in accordance with outline measures detailed within the Ecology Report (Applied Ecology, February 2021) and Habitats Regulations Assessment (Applied Ecology, April 2021) unless otherwise agreed in writing by the local planning authority. The Strategy shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; details of the location, composition, and ongoing management of all compensatory or enhancement habitat; location, type and number of all bat/bird boxes. All ecological compensation/enhancement measures shall be implemented in accordance with ecologist’s instructions and retained in a location and condition suited to their intended function.*
- Reason:** *To protect and enhance biodiversity in accordance with the Conservation Regulations 2019, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, National Planning Policy Framework and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.”*
- 1.3 The ecological mitigation, compensation and enhancement proposals referenced in the two Applied Ecology reports can be summarised as follows:
- Implement a reptile mitigation in advance of site clearance based on capture and relocation of a population of slow worm to a temporary reptile receptor area within the wider site;
 - Provide reptile friendly habitat as part of the post development landscaping;
 - Complete habitat removal operations outside of the bird nesting period or following a check that verifies nesting bird absence from the Site at other times;
 - Retain post development boundary habitats as dark (unilluminated land) for the benefit of bats and other wildlife;
 - Provide bird boxes and consider use of integrated bat boxes on the new industrial units;



2 Ecological Mitigation & Enhancement

Reptile Mitigation

- 2.1 Reptile surveys completed within the Site verified the presence of a “good” population of slow worm *Anguis fragilis* within the grassland areas within the Site, and a reptile mitigation strategy based on the capture and relocation of reptiles from the construction area and their relocation to a temporary receptor area was recommended in the previously cited ecology report.

Completed Reptile Mitigation

- 2.2 In 2021, a reptile capture and relocation strategy was completed involving the use of 180 artificial reptile refugia set out across the site on 16 August to enable the subsequent hand capture and relocation of slow worms by experienced field ecologists as recommended by the ecology report.
- 2.3 Two separate reptile receptor areas along the southern boundary of the Site were subject to scrub management and grass seeding in early 2021, and were enclosed by reptile proof fencing in advance of the reptile capture – see **Appendix A** for location.
- 2.4 The checking of refugia and capture and relocation of slow worms from under the reptile refugia commenced on 24 August 2021 and continued on a daily basis thereafter. A total of 93 slow worms (adults, sub-adults and juveniles) were captured and moved to the fenced receptor areas. Reptile capture was stopped on 6 October 2021 after slow worm sightings had declined significantly and zero slow worms were seen on three consecutive daily visits in suitable weather.
- 2.5 It has been reported by the developer that the reptile receptor fencing has been maintained and the wider Site subject to regular grass cutting to reduce its attractiveness to reptiles in the intervening time since the reptile translocation was completed. In light of this, no further reptile mitigation action, beyond maintenance of the reptile receptor areas is considered necessary prior to site clearance operations commencing.
- 2.6 The two reptile receptor areas will be retained and protected during construction with the contractors tasked with maintaining the reptile proof fencing around the receptor area for the duration of all construction, as well as:
- Maintaining a vegetation free area by regularly strimming/mowing a 1m wide buffer around the outer edge of the reptile fencing such that the reptile fencing can be easily seen and maintained and not become overgrown by vegetation.
 - Select removal of tree saplings and bramble scrub growth by strimming within the receptor area throughout the construction period (in the months of September-February) to retain the value of the receptor area for reptiles;
 - Works to the reptile receptor area to be directed by an experienced ecologist.



Reptile Habitat Provision

- 2.7 The post-Development soft landscaping of the boundary land around the development will create a substantial buffer of wildflower grassland around the Site's boundary for the long-term benefit of slow worms and other wildlife (see **Appendix A**). Linear earth screening bunds will also be designed to incorporate scalloped edges and a variety of slopes and aspects to directly benefit reptiles.
- 2.8 Following Development construction and landscaping the reptile fence around the temporary slow-worm receptor area will be removed to allow reptiles to colonise and expand into newly created habitats around the Site's boundary.
- 2.9 The grassland will be managed by annual cutting to provide suitable reptile habitat in the long-term.

Nesting Bird Mitigation

- 2.10 Nesting bird activity within the Site is likely to be confined to scrub and plantation woodland vegetation that provides suitable cover habitat over the key nesting period of March-August, inclusive.
- 2.11 To avoid the killing and/or injury of nesting birds, the clearance of cover vegetation and other suitable bird nesting habitat, will be completed outside of the bird breeding period during the window of September to February, or immediately following confirmation by an ecologist that breeding birds are absent from the area at other times.

Habitat removal completed to date

- 2.12 Removal of boundary scrub and trees was completed in March 2022 following checks by an appropriately skilled person from Nuture Landscapes that verified nesting bird absence.

Dark Landscape

- 2.13 The Site supports an assemblage of bats dominated by the two most common species (common and soprano pipistrelle) that mainly use boundary scrub and woodland for foraging and commuting in small numbers.
- 2.14 To minimise the impact of the Development on bat activity, a sympathetic lighting strategy has been designed to avoid directly lighting the boundary habitats. Lux levels that will result from the proposed lighting scheme are shown in **Appendix B** and confirm that the boundary habitats will be retained in darkness.
- 2.15 The lighting strategy will be implemented as part of development construction.



Bird & Bat Boxes

Woodland and Garden Nesting Birds

- 2.16 A total of 15 woodcrete bird nest boxes will be installed on retained existing tree and scrub vegetation along the northern and eastern boundaries of the Site. The boxes will be installed as part of final landscaping works by an ecologist.
- 2.17 Three models will be installed:
- Woodstone nest box with 32 mm entrance hole x5
 - Woodstone nest box with 28 mm entrance hole x5
 - Woodstone open nest box x5



Woodstone nest box with 32 mm entrance hole



Woodstone open fronted nest box



Swifts

- 2.18 Given the relatively high levels of artificial lighting within the development close to the new industrial units, it is not considered sensible to provide bat boxes on the new building units within the Site as previously discussed.
- 2.19 Instead, it is recommended that the scheme of biodiversity enhancement is based on the provision of bird (swift *Apus apus*) nesting boxes instead of bat boxes, attached to the new industrial units.
- 2.20 Swifts are migratory birds typically arriving in the UK in late April/early May to nest and rear their young. Swifts will return to the same nest site year on year. Swifts only nest in suitable gaps and spaces in buildings and are vulnerable to building refurbishment work and demolition that removes access to traditional nesting sites.
- 2.21 Swift numbers are in decline, with the UK seeing a 53% decline in numbers between 1995 and 2016.



Swift *Apus apus*

- 2.22 The development provides an excellent opportunity to support nesting swifts by providing artificial nest sites in the form of swift nest boxes attached to the exterior of one of the new industrial units.
- 2.23 A total of **nine triple entry externally fixed swift nest boxes**¹ will be attached at a height a +5m above the ground on the north side of one of the new industrial units.

¹ <https://genesishnestboxes.ie/shop/genesis-swift-products/genesis-swift-nest-boxes/double-entry-swift-nest-box/>





Genesis externally fixed triple entry swift nest box



Genesis swift nest boxes attached to a new industrial unit in Cambridgeshire

- 2.24 Swifts are unlikely to immediately find the swift boxes and will need to be encouraged to investigate the boxes with a swift calling device². The calling device will be set up above a central swift nest box and programmed to play swift calls during daylight hours (early morning 6.00am to 9.00am, and evening 17.30-20.30) over the period May-August during the first two summers that the boxes being erected or until such times that one of the boxes has been colonised by swifts.

² <https://www.gruenshoppen.com/detail/1e428940b6d6419ebd676bf6c977b562>





Solar powered swift calling device required to attract swifts to the boxes

- 2.25 The use of the nest boxes by swifts will be monitored by an ecologist, who will also advise on the calling device installation and operation.



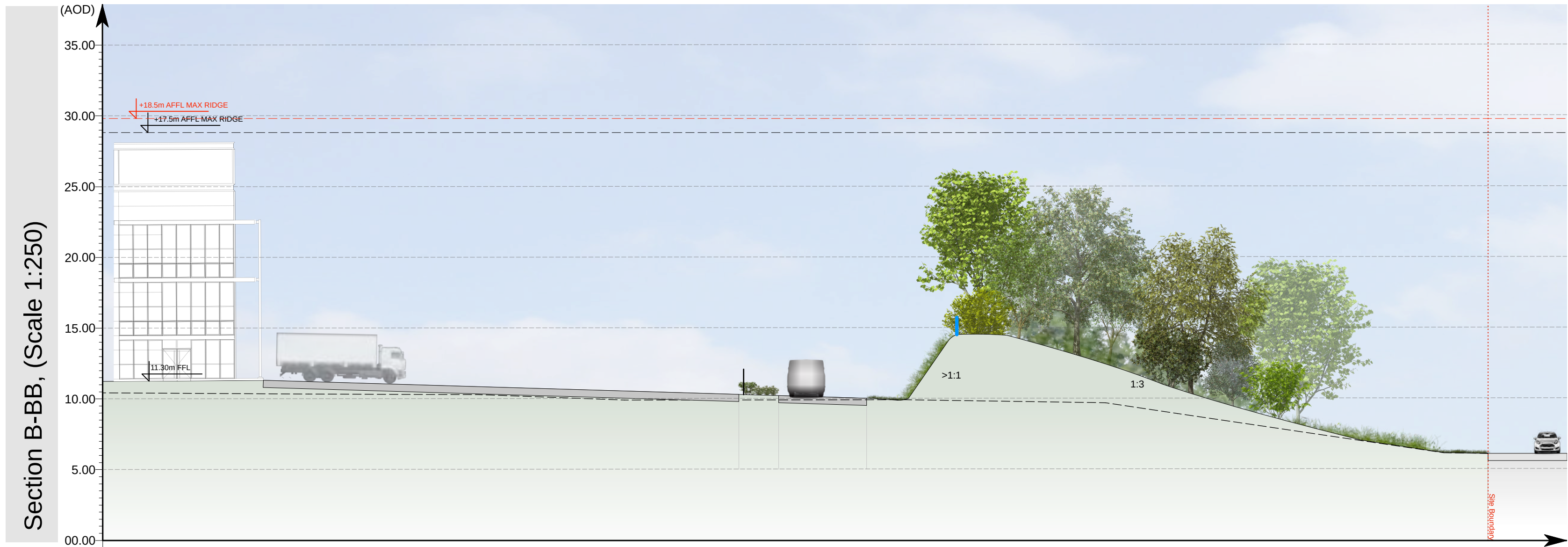
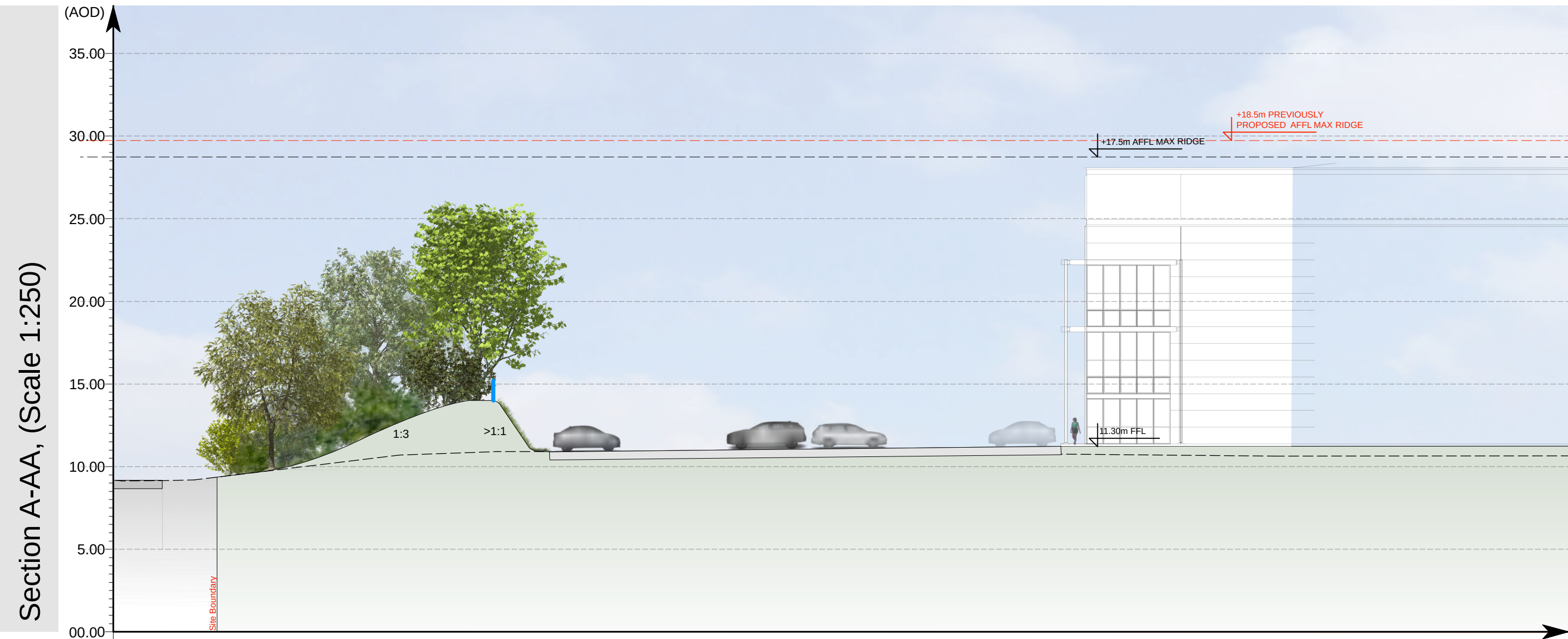
Appendix A

Indicative landscape masterplan





- Key
- Site Boundary
 - Existing Overhead Powerlines (and 10m easement)
 - Existing vegetation to be retained
 - Existing vegetation to be removed
 - Proposed Woodland Planting -10,000m²
 - Proposed Withyflower Grassland -7,210m²
 - Proposed Rough Mown Grassland -1,550m²
 - Proposed Amenity Mown Grassland -3,640m²
 - Proposed Grasscrete -1,420m²
 - Proposed Slow Warm Translocation Area -4,855m²
 - Proposed Amenity Tree and Shrub Planting -1,101m²
 - Proposed Drainage Pipe and Outfall
 - Proposed Hibernaculum location
 - Proposed 1.2m height timber post and rail fence to top of bund



Based upon MSA Site Layout Dwg. 313853-FE-37A

Revisions:
First Issue- 22/02/2021 JN
A- (26/03/2021 JN) Additional area of woodland to northern boundary
B- (15/07/2021 AMS) Layout updated, landscape proposals amended to suit.
C- (21/07/2021 IHW) Amended to 2 bunding options - sheet added
D- (26/07/2021 IHW) Amended to single bund option (1:3 & >1:1)
E- (27/07/2021 IHW) Fence added to top of bund
F- (28/07/2021 IHW) Amended following further client comments

Indicative Landscape Masterplan and Sections

Harts Farm Way,
Brockhampton West, Havant

Client: Clowes Developments (UK) Ltd
DRWG No: P21-1528_13 REV: F
Drawn by : AMS/IHW Approved by: RF
Date: 28/07/2021
Scale: 1:500 @ A0

Pegasus
Design

0 50m

Appendix B

Lux level plan



