

*ecological support, management &
solutions*



Manor Nursey
Hayling Island
Initial Ecological Appraisal

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Table of Contents

1.0 INTRODUCTION.....	4
1.1 BRIEF.....	4
1.2 SITE DESCRIPTION & LOCATION.....	4
1.3 PROPOSED DEVELOPMENT	4
2.0 RELEVANT LEGISLATION AND POLICY	5
2.1 LEGISLATION	5
2.1.1 <i>The Conservation of Habitats and Species Regulations (2010)</i>	5
2.1.2 <i>The Wildlife and Countryside Act (1981) (as amended)</i>	5
2.1.3 <i>The Countryside and Rights of Way Act (2000)</i>	5
2.1.4 <i>NERC Act</i>	5
2.1.5 <i>Protection of Badgers Act</i>	5
2.2 POLICY	6
2.2.1 <i>National</i>	6
2.2.2 <i>Local</i>	6
3.0 METHODOLOGY	10
3.1 DESK STUDY.....	10
3.1.1 <i>Data Request</i>	10
3.1.2 <i>Waterbodies</i>	10
3.2 FIELD SURVEY.....	10
3.2.1 <i>Habitats</i>	10
3.2.2 <i>Badger</i>	10
3.2.3 <i>Bats</i>	10
3.3 ASSESSMENT METHODOLOGY	11
3.3.1 <i>Introduction</i>	11
3.3.2 <i>Valuation</i>	11
3.4 LIMITATIONS	11
4.0 ECOLOGICAL BASELINE.....	12
4.1 DESIGNATED SITES	12
4.1.1 <i>Statutory</i>	12
4.1.2 <i>Non statutory</i>	12
4.2 VEGETATION SURVEY RESULTS	13
4.2.1 <i>Bare Ground</i>	13
4.2.2 <i>improved grassland</i>	14
4.2.3 <i>Hedgerow</i>	15
4.2.4 <i>Hard standing</i>	16
4.2.5 <i>Building</i>	16
4.3 BAT SURVEY RESULTS.....	16
4.3.1 <i>Pre existing data</i>	16
4.3.2 <i>Trees</i>	16
4.3.3 <i>Buildings</i>	16
4.3.4 <i>Foraging and commuting habitat</i>	17
4.4 BADGERS.....	17

4.4.1 Pre-existing information.....	17
4.4.2 Site survey.....	17
4.5 REPTILES	17
4.5.1 On site habitat assessment.....	17
4.6 GREAT CRESTED NEWTS	17
4.7 HAZEL DORMOUSE	17
4.7.1 Pre existing information	17
4.8 BIRDS OF CONSERVATION CONCERN (BoCC).....	17
4.9 OVERWINTERING BIRDS	18
4.9.1 Pre-existing information.....	18
4.9.2 Site assessment.....	18
4.10 VALUATION.....	19
5.0 RECOMMENDATIONS.....	20
5.1 INTRODUCTION.....	20
5.2 AVOIDANCE OF DISTURBANCE TO BREEDING AND NESTING BIRDS.....	20
5.3 PROTECTION OF HEDGEROWS AND TREES	20
5.4 MINIMISATION OF DISTURBANCE TO NOCTURNAL WILDLIFE	20
5.6 SOLENT AREA SPA	21
5.6.1 Financial contributions.....	21
5.6.2 Mitigating impacts upon Wildfowl in adjacent H49H.....	22
5.7 ENHANCEMENTS	22
6.0 REFERENCES.....	23

1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was commissioned by Mr Chris Hurley to conduct an Initial Ecological Appraisal (IEA) of a parcel of land to the west of Manor Oaks, Hayling Island. The purpose of this survey was to assess any ecological impacts that may arise as a result of the proposed development. The objectives of the survey were as follows:

- Assess the ecological value of the site
- Identify any signs of protected species and potential features that may support them
- Make recommendations for further survey work as appropriate.

NB If the development does not take place within 24 months of this report then the findings of this survey will no longer be considered valid and should be repeated.

1.2 Site Description & Location

The site comprises of a former nursery and caravan storage area to the west of the manor Oaks dwelling located off Manor Road, Hayling Island, PO11 0QU (centred on OS grid reference SU717 004 (**Fig 1**)). The immediate surrounding environ is a mixture of urban and rural with the southern, western and eastern boundaries' marked by residential housing and the northern boundary an arable field.

Figure 1. Redline boundary of the proposed site.



1.3 Proposed Development

At this stage it is understood that the proposals will involve the demolition of the existing structures on site and construction of 9 new dwellings with access via Manor Road.

2.0 RELEVANT LEGISLATION AND POLICY

2.1 Legislation

2.1.1 *The Conservation of Habitats and Species Regulations (2010)*

This transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

2.1.2 *The Wildlife and Countryside Act (1981) (as amended)*

This is the primary piece of legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

2.1.3 *The Countryside and Rights of Way Act (2000)*

This Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

2.1.4 *NERC Act*

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

2.1.5 *Protection of Badgers Act*

The Protection of Badgers Act (1992) relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents:

- The wilful killing, injury, ill treatment or taking of Badgers and / or
- Interference with a Badger sett
- Damaging or destroying all or part of a sett
- Causing a dog to enter a set and
- Disturbing a Badger while it is occupying a sett

Provisions are included within the Act to allow for the lawful licensing of certain activities that would otherwise constitute an offence under the Act.

2.2 Policy

2.2.1 National

The National Planning Policy Framework (NPPF) sets out the Government's vision for biodiversity in England. It states that the planning system should maintain, enhance, restore or add to biodiversity and geological conservation interests. Key principles of the framework include:

- The protection of veteran trees
- The creation, protection, enhancement and management of networks of biodiversity and green infrastructure
- The preservation, restoration and recreation of priority habitats and ecological networks
- The recovery of priority species populations, including sections on legally protected species.

2.2.2 Local

Local policies relating to nature conservation within Havant Borough Council are outlined within the *Draft Havant Borough Council Local Plan 2036* (2018) where the following policies are relevant to this report:

E15 Ecological Conservation

Development on any site in the Borough should conserve and enhance the natural environment wherever possible. Planning permission on any site in the Borough will be permitted where:

- a. The applicant has identified and assessed the level of ecological value of the site through appropriate assessment(s) and any matters arising have been addressed through the development proposal at the earliest stage possible;*
- b. The development results in a net gain in biodiversity wherever possible;*
- c. Development avoids the fragmentation and isolation of habitats and wildlife corridors within or close to the development site;*
- d. The development is informed and influenced by the presence of woodlands, trees and hedgerows on site, particularly those protected by a Tree Preservation Order (TPO) or within a conservation area. If the removal of any tree is unavoidable because it would be in best arboricultural practice a replacement tree of at least equal value to that lost should be planted on site unless it is shown to be impractical to do so; and*
- e. Any necessary mitigation plan includes provision for on-going management and maintenance.*

In addition to the above, priority habitats in the Borough have been identified and afforded protection by a network of designated sites. Development proposals which could affect a designated site will need to consider the impact and respond appropriately:

For international nature conservation designations, planning permission will be refused where:

- f. There is likely to be a significant effect on the SPA, SAC or Ramsar designation and the proposal is not directly connected with or necessary to the management of that site; and*
- g. The development proposal is not in compliance with the relevant regulations and national policy regarding the assessment of implication for SPAs, SACs or Ramsar sites.*

For national nature conservation designations, planning permission will only be permitted where:

- h. Development does not have an adverse effect on a SSSI, either individually or in combination with other developments.*

For local nature conservation designations, planning permission will be permitted where either:

- i. The value of the designation is retained or enhanced in line with its original criteria for designation through avoidance or mitigation measures; or*
- j. The benefit of the development can be shown to clearly outweigh the substantive nature conservation value of the site and the impact cannot be avoided or mitigated.*

Policy E16 Solent Species Protection Areas

Planning permission will be granted for residential development resulting in a net increase in population that mitigates a likely significant effect on the Solent SPAs. This mitigation can be provided through either:

- a. A financial contribution; or*
- b. A developer provided package of measures associated with the proposed development designed to avoid or mitigate any likely significant effect on the SPAs; or*
- c. A combination of measures in (a) and (b) above.*

Where these measures cannot be provided development proposals will be refused, unless the applicant can show, subject to meeting the tests of the Habitats Regulations, that there would not be a likely significant effect on the Solent SPAs.

Policy E17 Brent Goose and Wader Feeding and Roosting Sites

Development proposals on or in the vicinity of sites which are used by Brent Geese and/or waders will be assessed in line with the appropriate regulations. Such proposals will thus require a project level Habitats Regulations Assessment and the Council will consider the Solent Waders and Brent Goose Strategy and the latest survey data when making such an assessment.

For Core Areas:

- a. Core areas are considered essential to the continued function of the Solent Wader and Brent Goose network and are functionally linked to the Solent SPAs. They are either irreplaceable or extremely difficult to replace and so their loss would impact on the integrity of the SPA;*
- b. A deliverable mitigation package, which will be able to avoid or mitigate a significant impact on the Solent SPAs, is not considered possible to implement for development on Core*

Areas in all but exceptional cases. In all likelihood therefore, planning permission for development, other than that which would enhance the site for waders and/or Brent Geese, on Core Sites will be refused; and

c. In all but exceptional cases where development is able to demonstrate compliance with b. a deliverable mitigation package will have to meet the full criteria for the replacement of primary support areas, as well as the following requirements:

- i. A suitable site of greater size must be provided in close proximity to the Core Area affected*
- ii. The site must be shown to have a management structure in place that will ensure it is managed in perpetuity for Waders and/or Brent Geese*
- iii. The replacement site must be demonstrated to be used by the target species prior to the loss of the Core Area.*

For Primary Support Areas:

d. Residential development is allocated on Land North of Sinah Lane (H31) and East of College Road (H41). Both of these sites are identified as Primary Support Areas. As such, development proposals for these sites must provide mitigation for the impact on the Solent SPAs through a refuge area either on-site or extremely close to the site. Planning permission will be granted where the refuge area:

- i. Continues to provide the ecological function of the Brent Goose and wader network*
- ii. Is suitable for at least the number of Brent Geese and waders recorded on the site in terms of habitat type and area, timing and availability of habitat and quality of habitat*
- iii. Is as close to the area to be off-set as possible, taking into account likely impact on the replacement habitat or species likely to use it*

e. Refuge habitat for Primary Support Areas must be provided upfront with evidence to show it works prior to development taking place. It must also be supported by an agreed costed Habitat Management Plan and fully secured for 80 years by a legal agreement.

For Secondary Support Areas:

f. Development proposals on Secondary Sites will be considered on a case-by-case basis and will only be permitted where either:

- i. A replacement refuge is provided on a "like for like" basis on site or within the locality of the site; or*
- ii. A replacement refuge is provided which is smaller than the area that is being lost to development, along with a suitably scaled financial contribution towards the management of permanent refuge sites for Brent Geese.*

g. In both options, refuge habitat for Secondary Sites must be provided upfront with evidence to show it works prior to development taking place. It must also be supported by an agreed costed Habitat Management Plan and fully secured for 80 years by a legal agreement.

For Low Use and Uncertain Sites:

h. If it can be shown that neither Brent Geese nor waders use Low Use and/or Uncertain Sites, then avoidance and mitigation measures may not be needed. This will need to be shown with three years of continuous survey effort, with the site kept in a condition suitable for use by waders and Brent Geese.

Where Brent Geese and/or waders are likely to be present on the site, planning permission will only be granted where either:

- i. On site mitigation is provided which is based upon appropriate ecological assessments to the satisfaction of the Local Planning Authority and Natural England;*
- or*
- ii. A suitably scaled financial contribution is provided towards the management of permanent refuge sites for Brent Geese and waders.*

For indirect effects:

j. Appropriate mitigation will be required where new development or change to access and management has the potential to adversely impact the function of the Brent Goose and wader network.

k. The amount and kind of mitigation will be determined by the importance of the Brent Goose and Wader site within the overall network and how the indirect effects could impact on the function of the site.

l. Avoidance measures should be considered before moving on to mitigation. The package of avoidance and mitigation measures should be discussed with the Council and Natural England during the pre-application process and embedded into the development proposals at an early stage.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Data Request

A data request was submitted to Hampshire Biodiversity Information Centre (HBIC) to ascertain any records held of nature conservation designations and protected species within 2 km of the boundary of the site.

The data search covered:

- Statutory designated sites
- Non-statutory designations such as SINCs
- Records of protected and notable species.
- Records for waders and Brent Geese

3.1.2 Waterbodies

Any ponds located within 500 m of the proposed development were searched for using Ordnance Survey maps and available aerial images.

3.2 Field Survey

3.2.1 Habitats

The Phase I habitat survey was undertaken by Adam Jessop of Ecosupport on the 12th September 2018 during good weather conditions (sunny spells 18 °C). Identification of suitable habitats and features to support protected species was undertaken during the initial Phase I walk over survey. This was carried out through a visual assessment of the site following the methodology outlined within the Joint Nature Conservation Committees (JNCC) *Phase I Habitat Survey Handbook* (2010).

3.2.2 Badger

The site was thoroughly searched for evidence of use by Badgers (*Meles meles*), with the specific aim of identifying the presence and location of any setts. In accordance with the *Badgers and Development: A Guide to Best Practice and Licensing* (Natural England, 2011) guidance, the survey accounted for a 30m from the sites boundary (observed where possible i.e. does not conflict with private dwellings). Evidence of Badgers could include latrines, dung pits, feeding remains and foraging evidence, trails and setts.

3.2.3 Bats

An assessment was made of the suitability of buildings and trees on site to support roosting bats based on the presence of any Potential Roost Features (PRFs). This involved the use of 8 x 42 close focus binoculars and a high-powered torch (where required) for a more detailed inspection of any features (i.e. loose / raised tiles, tile hanging, gaps into soffits on buildings along with an internal inspection of the building. The survey conformed to current best practice guidance as described *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016) and was carried out by Adam Jessop (2015 – 13366 – CLS – CLS).

3.3 Assessment Methodology

3.3.1 Introduction

The methodology for the assessment of the likely ecological effects of the proposed development is based on IEEM's *Guidelines for Ecological Assessment in the UK* (IEEM 2006). Although this assessment does not constitute a formal Ecological/ Environmental Impact Assessment, the IEEM guidelines provide a useful framework for assessing ecological impacts at any level.

3.3.2 Valuation

Features of ecological interest are valued on a geographic scale. Value is assigned on the basis of legal protection, national and local biodiversity policy and cultural and/or social significance.

3.4 Limitations

There were not considered to be any limitations on the results of the walkover survey with all areas of the site accessible.

4.0 ECOLOGICAL BASELINE

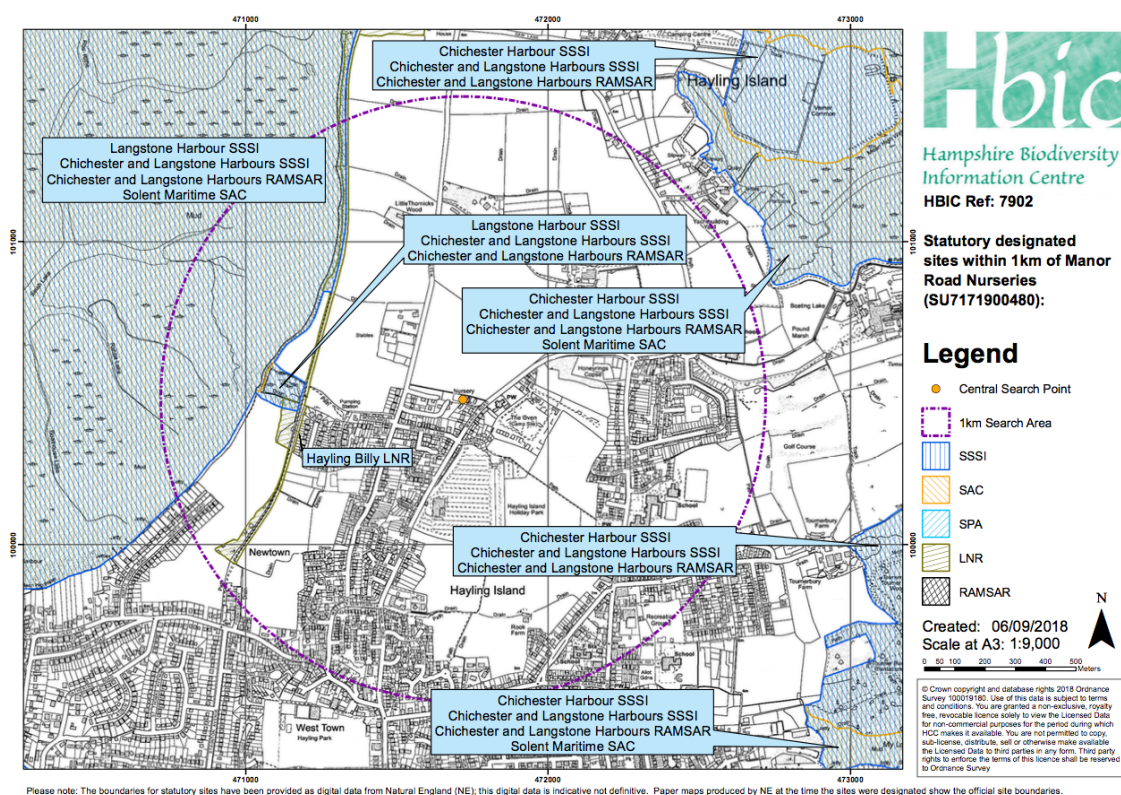
4.1 Designated Sites

4.1.1 Statutory

Fig 2 below displays the map provided by HBIC with the statutory designated sites located within 2 km of the site. This has identified the following statutory designated sites:

- Hayling Billy LNR (0.5 km W)
- Langstone Harbour SSSI, Chichester and Langstone Harbours SSSI, Chichester and Langstone Harbours RAMSAR and Solent Maritime SAC (0.5 km W).

Figure 2. Statutory designated sites located within 2km of the site as provided by HBIC.



4.1.2 Non statutory

HBIC do not hold any records of SINCS within 1 km of the proposed site with the only non statutory designation those associated with the Silent Wader and Brent Goose Strategy (discussed further in section 4.9) .

4.2 Vegetation Survey Results

The vegetation within the site has been described below using the broad Phase I habitat classification terminology as described with JNCC (2010). The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area. The habitat types on site comprise:

- Bare ground
- improved grassland
- Hedgerow
- Hard standing
- Building

4.2.1 Bare Ground

This was the dominant habitat type on site where a large part of the site had been cleared in piles leaving bare soil largely devoid of any significant vegetation with the exception of some early colonisers of disturbed ground (such as Scentless Mayweed *Tripleurospermum inodorum*, Bristly Ox Tongue *Helminthotheca echioides* and Red Shank *Persicaria maculosa*) (Fig 3).

Figure 3. Bare ground on site with waste piles from site clearance.



4.2.2 improved grassland

The access track into the site and a small area adjacent to the caravans supports managed and unmanaged areas of improved grassland (**Fig 4** and **5**). The species diversity was relatively poor with the following noted: Daisy (*Bellis perennis*), Common Hogweed (*Heracleum sphondylium*), Dandelion (*Taraxacum* spp), Yarrow (*Achillea millefolium*), White Clover (*Trifolium repens*), Yorkshire Fog (*Holcus lanatus*), Greater Plantain (*Plantago major*), Ribwort Plantain (*Plantago lanceolata*), Red Clover (*Trifolium pratense*), Silverweed (*Argentina anserina*), Common Nettle (*Urtica dioica*), Red Dead Nettle (*Lamium album*) and Creeping Buttercup (*Ranunculus repens*).

Figure 4. Small strip of unmanaged improved grassland adjacent to access track.



Figure 5. Small area of managed improved grassland near to caravans along west of site.



4.2.3 Hedgerow

The northern boundary of the site is marked by a mature defunct hedgerow supporting Oak (*Quercus* spp), Ash (*Faxinus excelsior*), Bramble (*Rubus fruticosus* agg), *Malus* spp, Hawthorn (*Crataegus monogyna*), Elder (*Sambucus nigra*) and Blackthorn (*Prunus spinosa*) adjacent to a newly erected fence (**Fig 6**). A dry ditch (presumably acting as drainage for the adjacent arable field) runs along the northern side of the hedgerow.

Figure 6. Defunct hedgerow running along the northern boundary with dry ditch in adjacent arable field.



4.2.4 Hard standing

Small areas of hard standing are located throughout the larger site area along with the tarmac on the access track into the site.

4.2.5 Building

A single green house is the only building remaining on site which has been described in greater detail in the below section with respect to any bat roosting potential.

4.3 Bat Survey Results

4.3.1 Pre existing data

The HBIC data request returned records for Serotine (*Eptesicus serotinus*) (6 records), Bechstein's Bat (*Myotis bechsteinii*) (2 records), Natterer's bat (*Myotis natterei*) (2 records), Noctule (*Nyctalus noctula*) (2 records), *Pipistrellus* spp (36 records), Nathusis Pipistrelle (*Pipistrellus nathusii*) (2 records), Common Pipistrelle (*Pipistrellus pipistrellus*) (50 records), Soprano Pipistrelle (*Pipistrellus pygmaeus*) (26 records), *Plecotus* spp (4 records), Brown Long Eared (*Plecotus auritus*) (6 records).

4.3.2 Trees

No mature trees remain on site with all the ones located within the northern boundary shrubby and therefore of **Negligible** roost potential.

4.3.3 Buildings

The only building present onsite is the existing green house of glass and metal framed construction (**Fig 7**). Due to the nature of the construction of this building it did not support any PRFs and is therefore considered to be of **Negligible** roost potential.

Figure 7. Existing green house on site.



4.3.4 Foraging and commuting habitat

The site comprises of bare ground with waste piles and limited areas of grassland. The only feature of potential value for bats would be the northern boundary hedgerow although this is not a continuous linear feature. Taking the poor on site and surrounding habitat (but accounting for the higher number and diversity of local records) into account the site the site is considered to be of **Low** potential for foraging and commuting bats.

4.4 Badgers

4.4.1 Pre-existing information

HBIC do not hold any records of Badger within 1 km of the site.

4.4.2 Site survey

No evidence of Badgers was noted on site during the walkover survey although trails were seen leading from the site under the fence along the western boundary (no Badger hairs found adhered to the underside of the fence). Based on the above and the amount of bare ground habitat (suitable for earth worm digging) the site can be considered to be of **Low** potential for foraging and commuting Badger.

4.5 Reptiles

HBIC only hold a single record for Adder (*Vipera berus*) from within 1 km of the site.

4.5.1 On site habitat assessment

With bare ground the dominant habitat type on site, grassland is limited to small areas of well managed improved grassland around the caravans along the western boundary and a small strip adjacent to the access track (**Figs 4 and 5**). The majority of this habitat type supports a short sward height and therefore lacks the requisite structure and heterogeneity required by foraging and sheeting reptiles. As such the site is considered to be of **Negligible** potential for reptiles.

4.6 Great Crested Newts

HBIC do not hold any records of GCN presence and the nearest pond to the site is located over 400m to the north east of the site. As such it is considered unlikely there will be any impacts to GCN from the proposed development and no further actions are considered necessary.

4.7 Hazel Dormouse

4.7.1 Pre existing information

HBIC do not hold any records of Dormouse (*Muscardinus avellanarius*) within 1 km of the site and it is understood they have never been recorded on Hayling Island. It is therefore considered very unlikely the proposals would impact upon Dormice.

4.8 Birds of Conservation Concern (BoCC)

Given the nature of the habitats on s and around the site (Chichester and Langstone Harbours SSSI, Silent Maritime SAC), HBIC hold a high number of records for BoCC. Based on the number of records and taking into account the habitats present, the site is however only considered of **Low** potential for breeding and nesting birds due to the majority of the

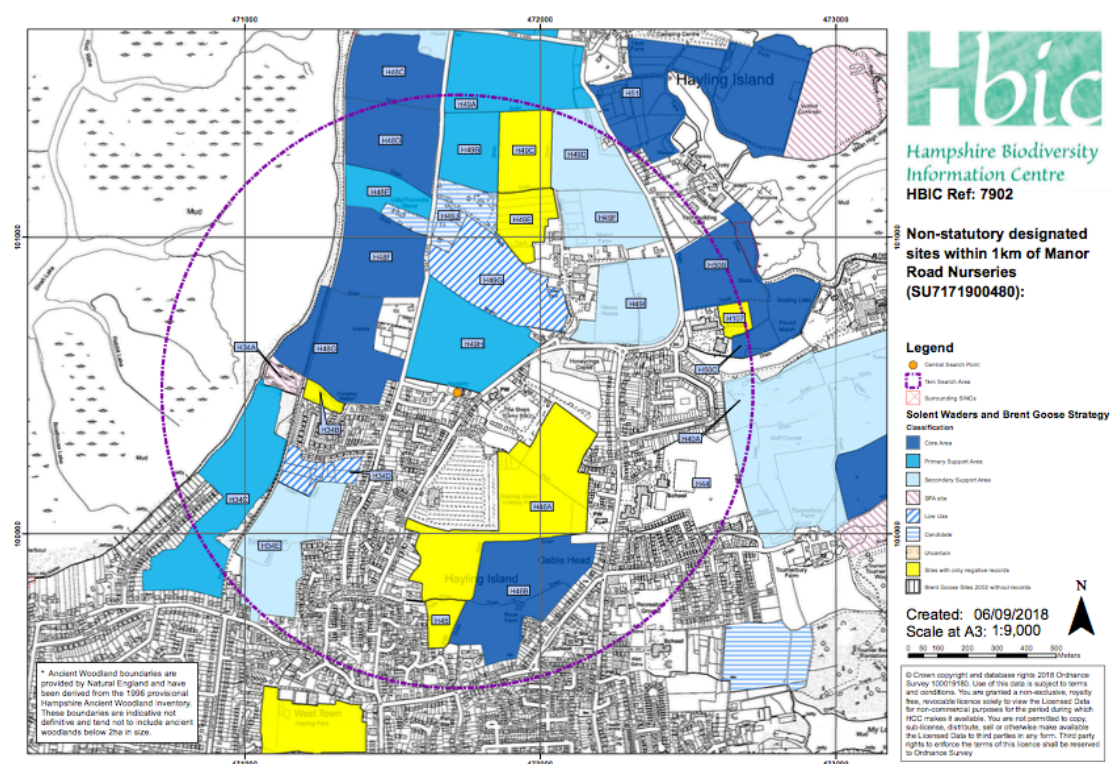
previously suitable habitat having been cleared (leaving only the northern boundary hedgerow).

4.9 Overwintering Birds

4.9.1 Pre-existing information

Fig 8 below provides the survey information for Brent Geese (*Brantra bernicla*) and waders as provided in the 2010 and 2017 strategies as provided by HBIC.

Figure 8. Listed sites within the 2010 and 2017 Solent Brent Goose and wader sites as provided by HBIC.



The below figure indicates parcel H49H is located along the northern boundary of the site. This parcel is classified as being a 'Primary Support Area' with a total of 17 records of SPA associated species. Primary Support Areas as described within the interim Silent Waders and Brent Goose Strategy as:

'... land that, when in suitable management, make an important contribution to the function of the Silent waders and Brent Goose ecological network'.

4.9.2 Site assessment

Although parts of the grassland on site do support a closely grazed sward height favoured by overwintering birds, given the very small size of this and enclosed nature of the site, it is not considered overwintering birds would be present on site. The site is therefore considered to be of **Negligible** potential.

4.10 Valuation

The main habitats on site can be considered to be of value only at the site and local level (i.e. improved grassland and mature hedgerow).

5.0 RECOMMENDATIONS

5.1 Introduction

The below sections outlines a number of recommendations for further survey work required to fully assess the potential ecological impacts of the development and ensure and proposed mitigation and compensation appropriate and proportionate. In addition to this, measures are outlined to protect the existing features of value and provide enhancements post development.

5.2 Avoidance of Disturbance to Breeding and Nesting Birds

In order to avoid disturbance of nesting birds or damage to their nests, clearance of the trees and shrub should be undertaken outside of the bird-nesting season (typically March – August, dependant on weather). If this is not possible, the area to be cleared should be thoroughly checked by an ecologist immediately prior to clearance. If any active nests are found they should be left undisturbed with a suitable buffer of undisturbed vegetation (ca. 3m) until nestlings have fledged.

5.3 Protection of Hedgerows and Trees

All the existing hedgerows and trees that would be retained will be protected from damage during the works. All the hedgerows should be fenced using Heras fencing or similar to prevent access by machinery. Where large mature trees are present, they should be protected using standard arboricultural tree protection measures which include protection of the canopy and prevents root compaction.

5.4 Minimisation of Disturbance to Nocturnal Wildlife

A new document (*Guidance Note 08/18 Bats and Artificial Lighting in the UK*) has recently been produced via a collaboration between the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT), which outlines the latest recommendations to minimise the impacts of increased artificial lighting on bats. The key recommendations within this document have been outlined below and will be implemented provided there are no conflicts with any legal limits of illumination (in which case a suitable compromise should be reached).

'Luminaires come in a myriad of different styles, applications and specifications which a lighting professional can help to select. The following should be considered when choosing luminaires:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.*
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.*
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).*
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.*

- *The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.*
- *Column heights should be carefully considered to minimise light spill.*
- *Only luminaires with an upward light ratio of 0% and with good optical control should be used – See ILP Guidance for the Reduction of Obtrusive Light.*
- *Luminaires should always be mounted on the horizontal, i.e. no upward tilt.*
- *Any external security lighting should be set on motion-sensors and short (1min) timers.*
- *As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed (Fig 9).*

Figure 9. (a) Shield ‘barn doors’ (b) cowl hood; (c) shield and; (d) external louvre Images from ILP (2011).



5.6 Solent Area SPA

5.6.1 Financial contributions

The site is estimated to fall within 0.5 km of the Solent area SPA, therefore in order to mitigate for the likely increases in residential pressure upon this SPA, due to the high densities of wildfowl and waders for which the area is predominantly protected, the Solent

Recreation Mitigation Strategy (SRMS) has been introduced in collaboration with Natural England, comprising a partnership of all local councils. Mitigation towards the SPA must be provided for all new recreational developments within the 5.6km disturbance zone of the SPA.

The simplest method of providing a necessary suitable and appropriate level of mitigation towards the SPAs associated with the Solent is via financial contributions. These contributions are used to enable the continued use of the coastline in a way that reduces the risks to the bird species of international importance that use the area, for example funding a team of rangers and implementing initiatives to encourage responsible dog walking (Solent Recreation Mitigation Partnership, 2014). It is considered that the contribution, in compliance with the recommendations presented within the SDMP, provides a suitable level of mitigation for the potential adverse impacts associated with the proposed scheme upon the Solent SPA.

In April 2018 a sliding scale of contribution, based upon the number of dwellings per residential unit, was introduced:

- £337 for 1 bedroom dwelling
- £487 for 2 bedroom dwelling
- £637 for 3 bedroom dwelling
- £749 for 4 bedroom dwelling
- £880 for 5 bedrooms or more

Therefore where there will be a net increase, a contribution can be made as follows either prior to planning permission being granted or by completing the SDMP Agreement and sending the completed form along with mitigation contribution to the Planning Agreements Officer at the Local Planning Authority or by completing a Unilateral Undertaking before planning permission is granted with an undertaking that the per dwelling payment will be made before the development is implemented.

5.6.2 Mitigating impacts upon Wildfowl in adjacent H49H

it will be necessary to place restrictions on how works are undertaken if done so during the overwintering period (in particular noise production). Such measures can be outlined in a Construction Environmental Management Plan (CEMP) (to be secured via a condition of any planning permission granted).

5.7 Enhancements

A minimum of 5 integrated bat boxes will be placed within each gable ends of the new houses to enhance the sites suitability for roosting bats. The boxes should be placed as close to the eaves as possible with a clear drop of 3 m below. Models that can be considered include the ibstock bat box C¹ (suitable for crevice dwelling species such as Pipistrelles).

¹ <https://www.ibstockbrick.co.uk/kevington/eco-products/>

6.0 REFERENCES

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