



Land North of The Retreat, Croft Lane, Hayling Island, Hampshire, PO11 0LT

Phase II Reptile Report

Prepared on behalf of Mr. Peter Milburn

September 2016

**Land North of The Retreat, Croft Lane, Hayling Island, Hampshire,
PO11 0LT
Ecology 7056
Issue 01**

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Date: September 2016

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Date: September 2016

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1.0 Executive Summary

1.1 Surveyors: Marc Anderton and Des Purdy

Reptile survey dates: 11/08/2016, 17/08/2016, 01/09/2016, 13/09/2016, 19/09/2016
21/09/2016, 23/09/2016.

Grid Reference: SU 71964 02546

Client/contact: Mr. Peter Milburn

- **Reptiles found:** No reptiles were recorded on site.

- 1.2 The Client is proposing to apply for planning permission to demolish Building 1 (brick built single storey stable block, with profiled metal roofs) and to construct a single storey chalet with associated garage. A planning application is required to obtain permission for the proposed development. PV Ecology was commissioned to provide the ecological assessment for this application.
- 1.3 The ecological assessment consisted of 1) a desk study of existing ecological data in relation to the site, 2) a Phase I ecological assessment of the land within the application site and 3) Phase II reptile surveys resultant from Phase I study requirements.
- 1.4 One building and four types of habitat were recorded during the Phase I Habitat Survey undertaken on 7th February 2012 (PV Ecology, 2012), comprising of the following:
- Single storey brick-built stable block with a pitched profiled metal roof and single skinned walls, possessing no wall cavity.
 - Semi-improved grassland
 - Scrub and tall ruderals
 - Species-poor hedgerows
 - Standard trees
- 1.5 Following an update Phase I Ecological Assessment undertaken on the 15th July 2016 (PV Ecology, 2016), one material change to those habitat types previously surveyed during the 2012 survey was recorded. Semi-improved grassland had developed a tussocky long sward across the majority of the site. Grassland tussocks in combination with increased scrub habitats were found to support habitat interfaces that provide suitable foraging and refuge opportunities for reptiles. Therefore, a series of 7 presence/absence surveys using artificial refugia, were conducted under suitable weather conditions between August – September 2016 in accordance with current survey guidelines (Froglife (1999)). During the reptile presence/absence surveys, no reptiles were recorded.
- 1.6 The site presents an opportunity to carry out landscaping to enhance biodiversity at the site level.
- 1.7 This report provides an assessment of the potential ecological impacts of the proposed development (**Section 5.0**) and details of precautionary measures to be implemented prior to and during construction (**Section 6.0**).

- 1.8 This report should be read in conjunction with the Phase I Ecological Assessment report (PV Ecology, 2012) and the Update Phase I Ecological Assessment (PV Ecology, 2016).
- 1.9 The results set out within this report are valid for one year from the issue date. A follow up site visit will be required to determine if there are any changes to the ecological status of the site if development has not commenced within 12 months.

2.0 Introduction

Background

- 2.1 PV Ecology was commissioned in July 2016 to carry out Phase II surveys within the habitats considered suitable to support reptiles.
- 2.2 This report describes the status of reptiles on the site based on the findings of the Phase II Reptile surveys.
- 2.3 The results set out within this report are valid for one year from the issue date. It is possible that after this period the sites suitability for reptiles may have changed and would therefore require further survey work to ascertain if there has been a change in reptile population size class / status.

Site Description

- 2.4 The site is located on a 0.2ha plot of land to the north of the existing dwelling known as 'The Retreat' at grid reference SU 71964 02546 (**Appendix A**). The site currently contains an existing disused stable building. The site is located on the north-east edge of the village of Stoke in the north-west quarter of Hayling Island, approximately 0.4km west of Langstone Harbour. Residential properties border the south, west and north of the site, with additional semi-improved grassland immediately adjacent to the eastern site boundaries.
- 2.5 The land within the site consists predominantly of semi-improved grassland, scrub and tall ruderal vegetation, with scattered broad-leaved trees and planted non-native ornamentals

Brief

- 2.6 To conduct Phase II reptile surveys to establish the presence / likely absence of reptiles within the area proposed to be developed at Land North of the Retreat and to inform the client of the ecological implications of their proposals and any further mitigation or enhancements required.

Relevant Legislation and Planning Policy

- 2.7 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Habitats and Species Regulations 2010 (as amended)
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Countryside and Rights of Way (CROW) Act 2000
 - The Natural Environment and Rural Communities (NERC) Act 2006
- 2.8 The UK Biodiversity Action Plan (BAP) was the Government's response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.9 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework (NPPF), paragraph 109, which states that the planning system should contribute to and enhance the natural and local environment by: minimizing impacts on biodiversity and providing net gains in biodiversity where possible.
- 2.10 The site at Land North of the Retreat is located within the Havant Borough Council boundary. The Core Strategy Development Plan Document (2006 – 2026) includes the planning policy CS11, relating to Protecting and Enhancing the Environment and Heritage of Havant Borough:
- *Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.*
 - *Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map): (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International]. (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National]. (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].*
 - *Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.*
 - *Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.*

- *Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.*

3.0 Methodology

Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2012). A data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation sites and priority habitats and species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
National Biodiversity Network (NBN) Gateway	Records of key protected species within 5km of the site.
Natural England	Locations of, and citations for, any SSSI, SAC, SPA or Ramsar sites within 2km of the site
MAGIC	Locations of and citations for all statutory wildlife sites, including SSSI, SAC, SPA or Ramsar sites within 1km of the site. Locations of all BAP priority habitats within 1km of the site.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds).
Local Biodiversity Action Plan (LBAP)	Listings of LBAP species and habitats.

Initial Reptile Assessment (*dated July 2016*)

- 3.2 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

Phase II Reptiles Surveys

- 3.3 A series of presence / likely absence surveys were conducted within the boundaries of the proposed development site, targeting areas of habitat with potential to support reptiles. Artificial refugia were laid out within the site boundaries and left on 20th July 2016 to 'bed-in' for at least two weeks. A total of seven separate survey visits were then conducted between 11th August 2016 and 23rd September 2016, under suitable weather conditions (as defined by Froglife, 1999). All field surveys were undertaken by an experienced ecologist.

3.4 The surveys consisted of the following three methods, in accordance with current guidance (Froglife, 1999):

- *Visual Search* – The site was searched visually during each visit. Details of reptiles encountered basking in the open were recorded. Recorded data included; species, sex, age and location.
- *Extant Refugia* – Any existing potential refugia present within the site boundaries were carefully searched by hand for reptiles. Such refugia included; logs and discarded wood.
- *Artificial Refugia* – 18 artificial refugia (**Appendix G**), consisting of bitumen roofing felt were sited in areas of habitat with reptile potential. Such areas included; scrub margins, areas of tussocky semi-improved grassland and ruderal vegetation. All refugia were lifted during each survey visit and all reptiles present on, under or next to each refugia were recorded. It must be noted that the number of refugia used was higher than the recommended number of 10 per hectare (18 rather than the recommended 2 for a 0.2 hectare site) as the survey aimed to prove presence/absence and this must be taken into account when assessing the population size class estimate for the reptile population.

4.0 Results and Analysis

Desk Study

Statutory Sites of Nature Conservation Interest

- 4.1 The boundary of the Chichester and Langston Harbours Ramsar site and Special Protection Area (SPA), the Solent Maritime Special Area of Conservation (SAC) and the Langston Harbour Site of Special Scientific Interest (SSSI) lie approximately 400m from the boundary of the site. The boundary of the West Hayling Local Nature Reserve (LNR) lies approximately 500m to the north-west. The boundary of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) lies approximately 900m to the south-east. No other statutory protected sites were recorded within 1km of the proposed development. The statutory site search via DEFRA website, MAGIC, is displayed in **Appendix E**.

Biodiversity Action Plan (BAP) Priority Habitats

- 4.2 The data search revealed five BAP Priority Habitats are present within 1km of the site:
- Lowland meadow (approx. 300m north-west)
 - Mudflats (approx. 450m west)
 - Coastal Grazing and Floodplain Grazing Marsh (on site)
 - Traditional Orchard (approx. 560m south-east)
 - Reed Beds (approx. 1000m south-east)
- 4.3 Full BAP Priority Habitat data provided by MAGIC is included in **Appendix F**.

Protected and Notable Species

- 4.4 The National Biodiversity Network (NBN) Gateway was searched for protected and notable species recorded within 5km of the site. Key reptile species records are summarised here.

Reptiles

- 4.5 Records were returned for two reptile species within 5km of the site. One record was returned for common lizard (*Zootoca vivipara*), and two records of slow-worm (*Anguis fragilis*), both of which are 1km to the north of site.

Initial Reptile Assessment (dated July 2016)

- 4.6 Semi-improved grassland habitats were found to have developed a tussocky long sward across the majority of the site. Grassland tussocks in combination with scrub habitats support habitat interfaces that provide suitable foraging and refuge opportunities for reptiles. As a result of increased botanical diversity and structural change of habitats since the Phase I surveys undertaken in 2012, a more diverse assemblage of invertebrate prey can be expected for species such as slow worm and common lizard. Areas of bare-ground associated with grassland verges and around the periphery of the building on site also provide basking opportunities. The diversity of opportunities amongst habitat types on site provide optimal opportunities for local reptile populations.

Phase II Reptile Surveys

- 4.7 In accordance with current guidance (Froglife, 1999), peak adult counts were used to approximate a relative population score (**Table 2**).

Table 2: Approximate relative population estimates for reptile species based on peak adult count data (Adapted from: Froglife, 1999).

	Low population <i>Score 1</i>	Good population <i>Score 2</i>	Exceptional population <i>Score 3</i>
Adder	<5	5 - 10	>10
Grass snake	<5	5 - 10	>10
Common lizard	<5	5 - 20	>20
Slow-worm	<5	5 - 20	>20

- 4.8 **Table 3** details the weather conditions and results of each of the reptile survey visits. There were a total of 18 reptile mats placed within suitable habitat in order to prove presence / likely absence and assess the population size class estimate for the reptile population if found to be present.
- 4.9 No reptiles were recorded during all of the 7 separate reptile surveys carried out.

Table 3: Table of reptile survey results

Survey No.	Date	Weather	Method	Location	Species	Sex	Age	Quantity	Peak Count	Notes
1	11/08/2016	Start Time: 10.00 Finish Time: 10.20 Start Temp (°C): 18 End Temp (°C): 18 Cloud Cover: 70% Wind Speed (BF scale):1 Rain: None Ground: Dry								No Reptiles Found
2	17/08/2016	Start Time: 09.00 Finish Time: 09.15 Start Temp (°C): 18 End Temp (°C): 18 Cloud Cover: 0% Wind Speed (BF scale): 0 Rain: None Ground: Dry								No Reptiles Found
3	01/09/2016	Start Time: 09.50 Finish Time: 10.05 Start Temp (°C): 17.5 End Temp (°C): 17.5 Cloud Cover: 10% Wind Speed (BF scale): 1-2 Rain: None Ground: Dry								No Reptiles Found
4	13/09/2016	Start Time: 08.45 Finish Time: 09.00 Start Temp (°C): 19 End Temp (°C): 19.5 Cloud Cover: 0% Wind Speed (BF scale 1-2): 1								No Reptiles Found

Rain: None
Ground: Dry

Survey No.	Date	Weather	Method	Location	Species	Sex	Age	Quantity	Peak Count	Notes
5	19/09/2016	Start Time: 09.45 Finish Time: 09.55 Start Temp (°C): 18 End Temp (°C): 18 Cloud Cover: 70% Wind Speed (BF scale): 0-1 Rain: None Ground: Dry								No Reptiles Found
6	21/09/2016	Start Time: 12.20 Finish Time: 12.35 Start Temp (°C): 20 End Temp (°C): 20 Cloud Cover: 60% Wind Speed (BF Scale): 1-2 Rain: None Ground: Dry								No Reptiles Found
7	23/09/2016	Start Time: 10.00 Finish Time: 10.15 Start Temp (°C): 16 End Temp (°C): 17 Cloud Cover: 10% Wind Speed: 1 Rain: None Ground: Dry								No reptiles found

5.0 Impacts in the Absence of Mitigation

Statutory Sites of Nature Conservation Interest

- 5.1 A search of the DEFRA run Magic website revealed five statutory sites of conservation interest within 50m of the boundaries of the site, the closest of which are the Chichester and Langston Harbours Ramsar site and SPA, the Solent Maritime SAC and the Langston Harbour SSSI, approximately 400m from the boundary of the site. The site is separated from nearby sites of conservation interest by the existing Havant Road, the village of Stoke and a network of agricultural fields beyond. The proposed development works are contained entirely within the curtilage of the existing dwelling, 'The Retreat', and will involve no loss of, damage to, or removal of surrounding habitats. The proposed works may involve a short-term temporary increase in vehicular activity on the Havant Road and Croft Lane during the demolition and construction phase of the development. However, providing Pollution Prevention Guidelines (PPG6) (Environment Agency, 2010) are followed during the demolition and construction phases of the proposed works, the impact upon the nearby statutory sites of conservation interest will be 'negligible'.

BAP Habitats

- 5.2 The data search revealed the presence of five BAP Priority habitats within 1km of the site. Coastal and Floodplain Grazing Marsh is present to the north of the site and immediately adjacent to site (**Appendix F**). However, during the update Phase I ecological assessment (PV Ecology 2016) and during the Phase II surveys, these priority habitats were not being grazed and had been taken over by scrub and tussock grassland which are not periodically inundated. Therefore, the current nature of the site would suggest they do not support the characteristics associated with coastal and floodplain grazing marsh. No additional BAP habitats were found to be present on-site or within 50m of the site boundaries. The site is separated from other local BAP habitats by the existing Havant Road and by a network of agricultural fields and residential areas. The proposed works will involve a temporary increase in vehicular activity on the Havant Road during the construction phase of the development. However, providing Pollution Prevention Guidelines (PPG6) (Environment Agency, 2010) are followed during the demolition and construction phases of the proposed works, the impact upon the nearby BAP Priority habitats will be 'negligible'.
- 5.3 The ecological importance of each of the habitats identified on-site and immediately off-site during the Extended Phase I Survey has been assessed according to its relevance to the UK BAP, Local BAPs, Section 41 of the NERC Act, its ability to support protected or notable species and the likelihood of negative impact upon it as a result of the current proposal. The assessment is summarised further below.

Reptiles

- 5.4 The site was not found to support a reptile population. However, given that suitable habitats are distributed across the site in the form of tussocky grassland, the presence of reptiles cannot be ruled out.

- 5.5 Reptile habitat on site contributes to a wider network of adjacent habitats including semi-improved grassland and hedgerow networks, hence providing opportunities for dispersal and additional foraging/commuting opportunities. Therefore, any fragmentation of on-site habitats as a result of construction may have limited detrimental effects on local population of reptiles.

6.0 Recommendations

Further Measures Recommended to Mitigate against the Effects of the Proposed Development

Reptiles

- 6.1 It is recommended that grassland areas are cleared under a precautionary measure. This will involve strimming and /or mowing to maintain a sward-height at <50mm during the summer months (April – August). In addition, it is recommended that these cuts are directional towards retained areas of grassland and scrub in the north of the site (See **Appendix B** for location of retained habitat). As reptiles have an affinity for sheltering under piles of vegetation, all arising's should be removed from site immediately.

Biodiversity Enhancement

- 6.2 In accordance with the Natural Planning Policy Framework (NPPF), paragraph 118, Local Planning Authorities (LPAs) should aim to conserve and enhance biodiversity, including the encouragement of opportunities to incorporate biodiversity enhancement in and around developments wherever possible.
- 6.3 Bird and bat boxes could be erected on the proposed residential unit or garage to provide additional nesting/roosting habitat for bats and birds. The bird boxes can be located on any aspect of the building, except south-facing whilst the bat box can be located on a sunny building aspect (i.e eastern aspect). Suggested boxes are included in **Appendix H**.
- 6.4 Planting of native forbs could be incorporated in to the site landscaping plan to benefit native invertebrates. A list of suggested species is included in **Appendix J**.

7.0 References and Bibliography

CIEEM (1995). Chartered Institute of Environmental Assessment: Guidelines for Baseline Ecological Assessment. E & FN Spon, London.

CIEEM (2006). Guidelines for Ecological Impact Assessment in the United Kingdom (version 7 July 2006), Chartered Institute of Ecology and Environmental Management [online]. Available: <http://www.ieem.org.uk/ecia/index.html> [accessed September 2016]

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Froglife. (1999). An introduction to planning, conducting and interpreting surveys for snake and lizard conservation . Reptile Survey. 1 (10), P1 -12.

HGBI (1998). Evaluating local mitigation/translocation programmes: Maintaining Best Practice and lawful standards. Halesworth; Herpetofauna Groups of Britain and Ireland.

JNCC (2010). Handbook for Phase 1 habitat survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

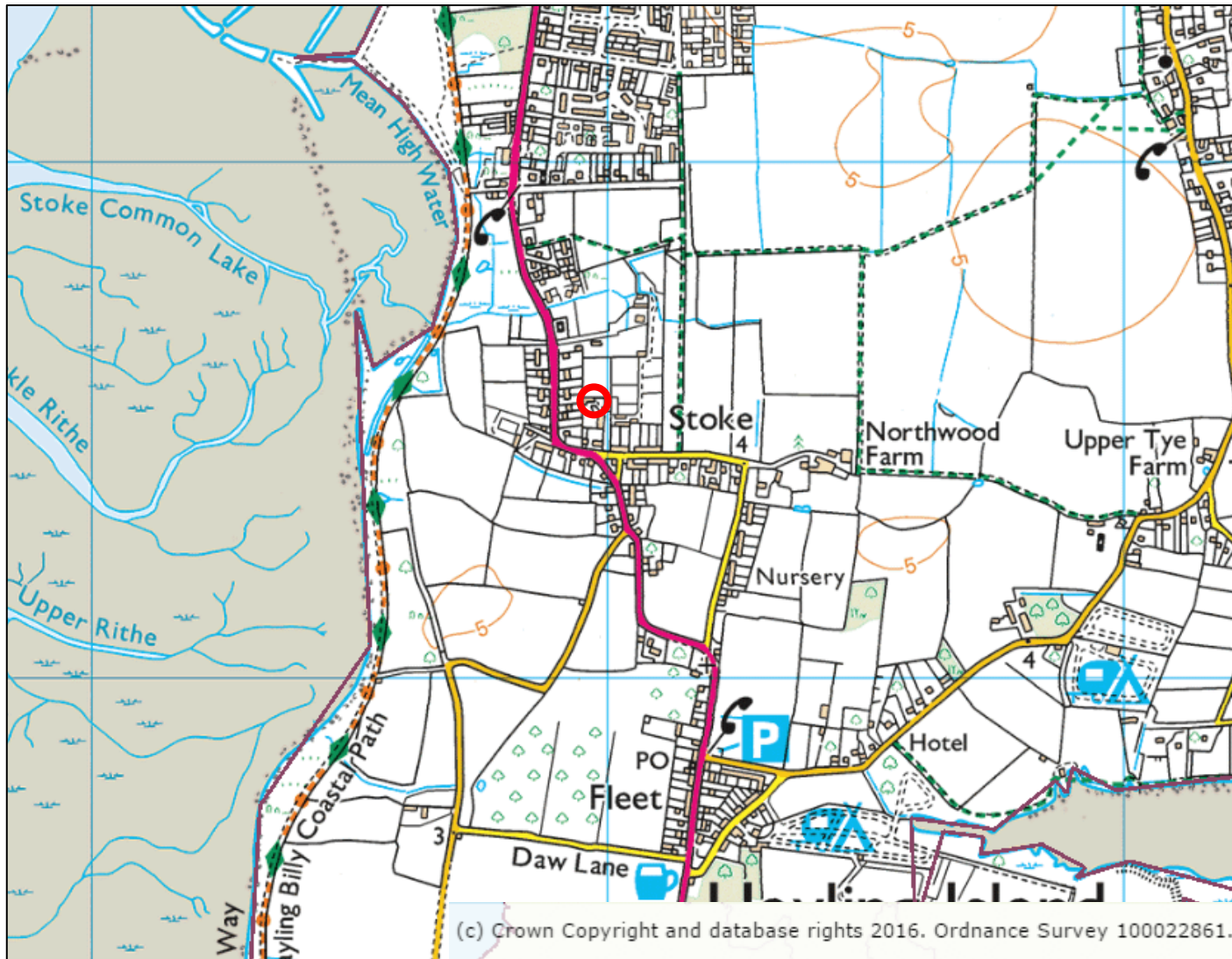
PV Ecology (February 2012) Land North of The Retreat, Croft Lane, Hayling Island, Hampshire, PO11 0LT – Extended Phase 1 Ecological Assessment and Bat Inspection

PV Ecology (2016) Land North of The Retreat, Croft Lane, Hayling Island, PO11 0LT

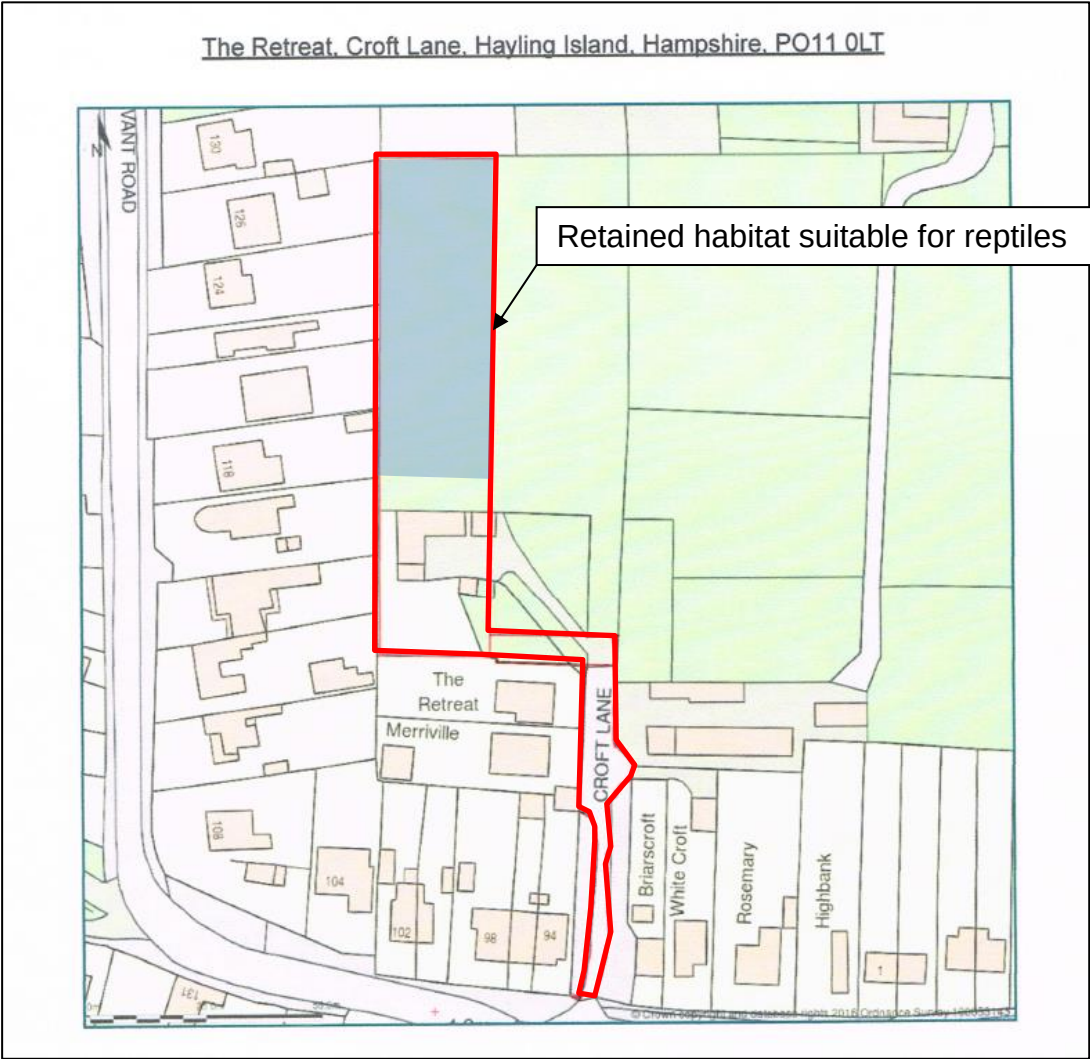
The Havant Borough Core Strategy (2013) [Online]. Available: <http://www.winchester.gov.uk/planning-policy/local-plan-part-1/adoption/> [Accessed September 2016]

Appendices

Appendix A: Site Location



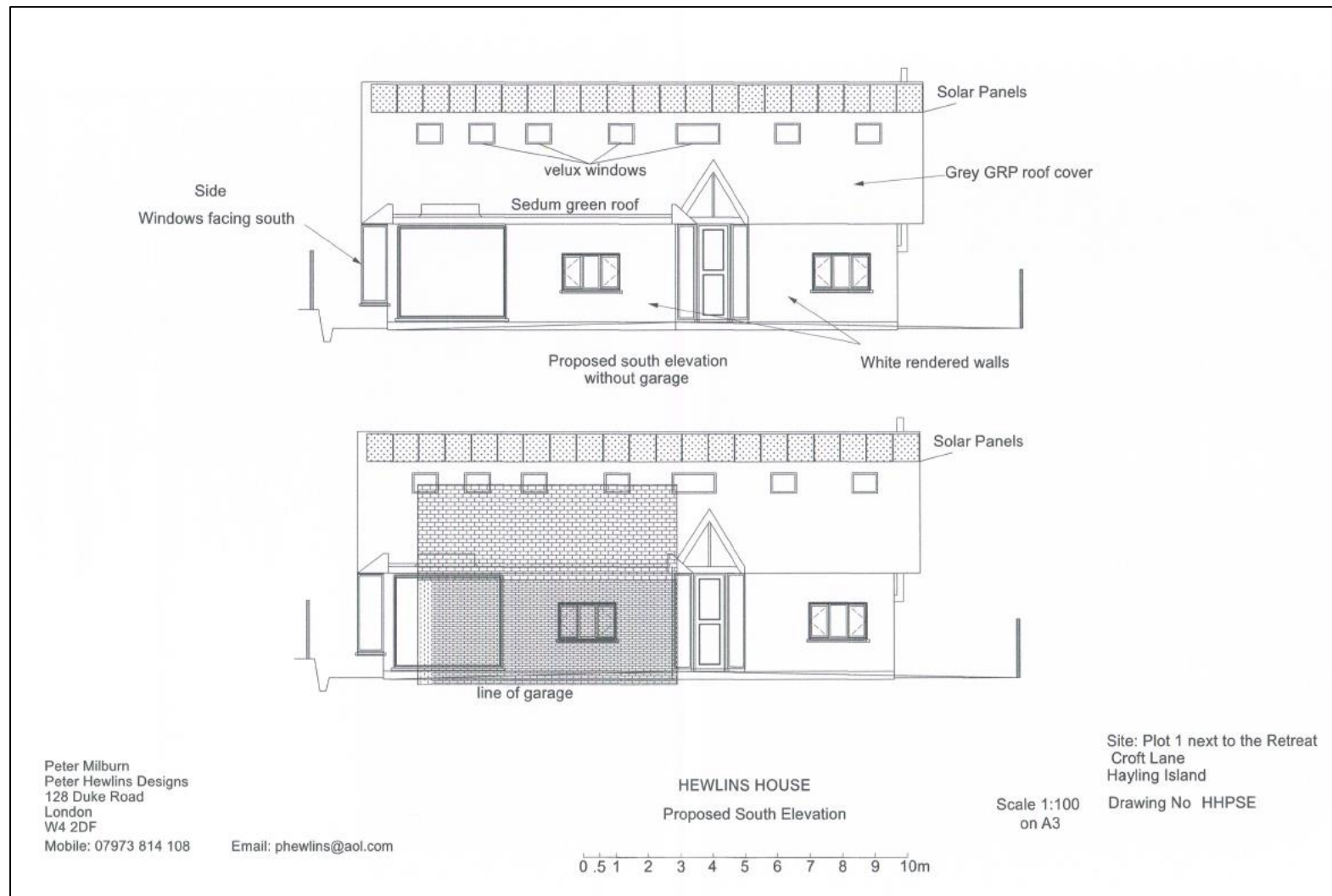
Appendix B: Site Plan (Site boundary - —)

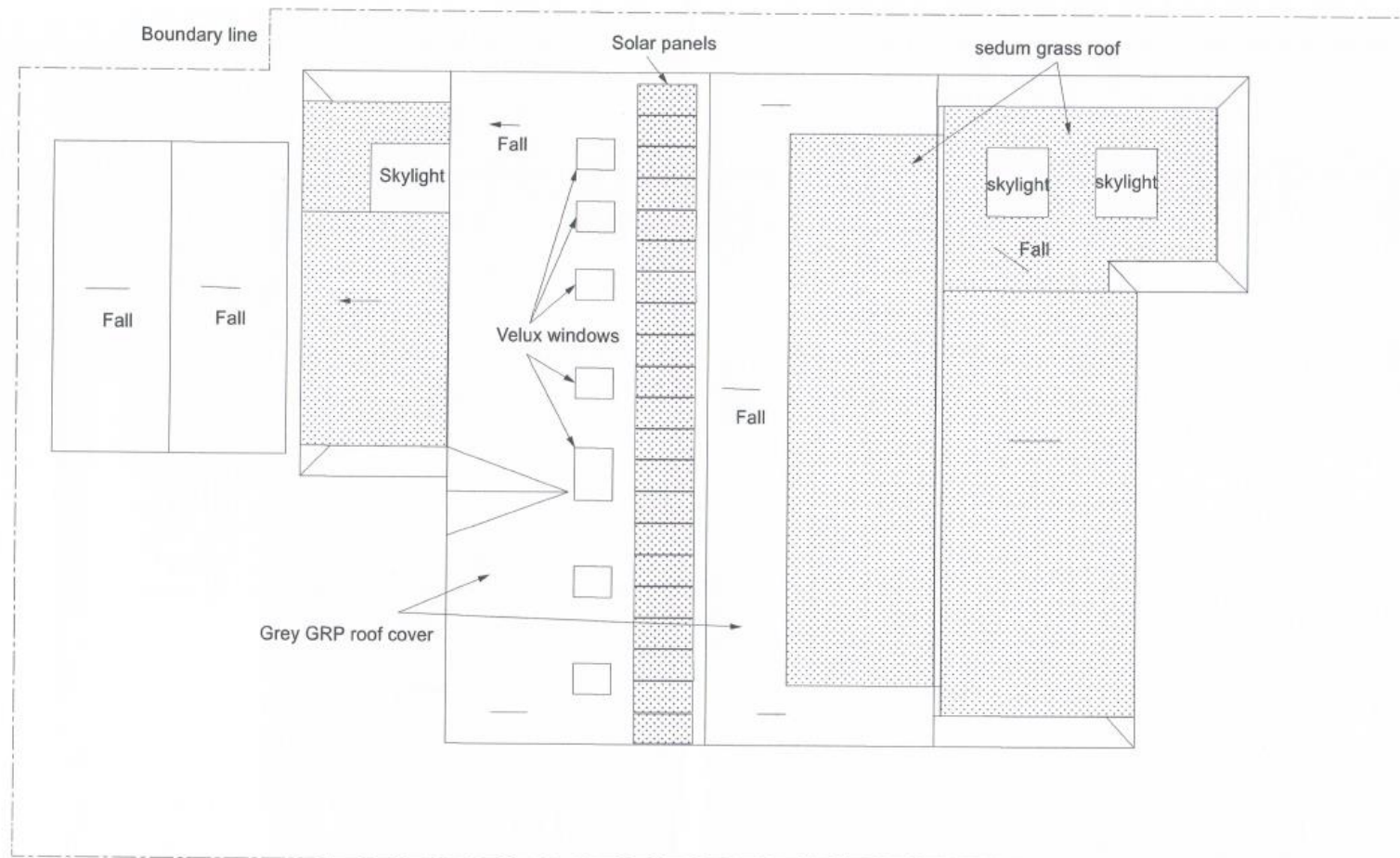


Appendix C: Aerial Image (Site boundary —)



Appendix D: Site Proposals (Draft Proposals)





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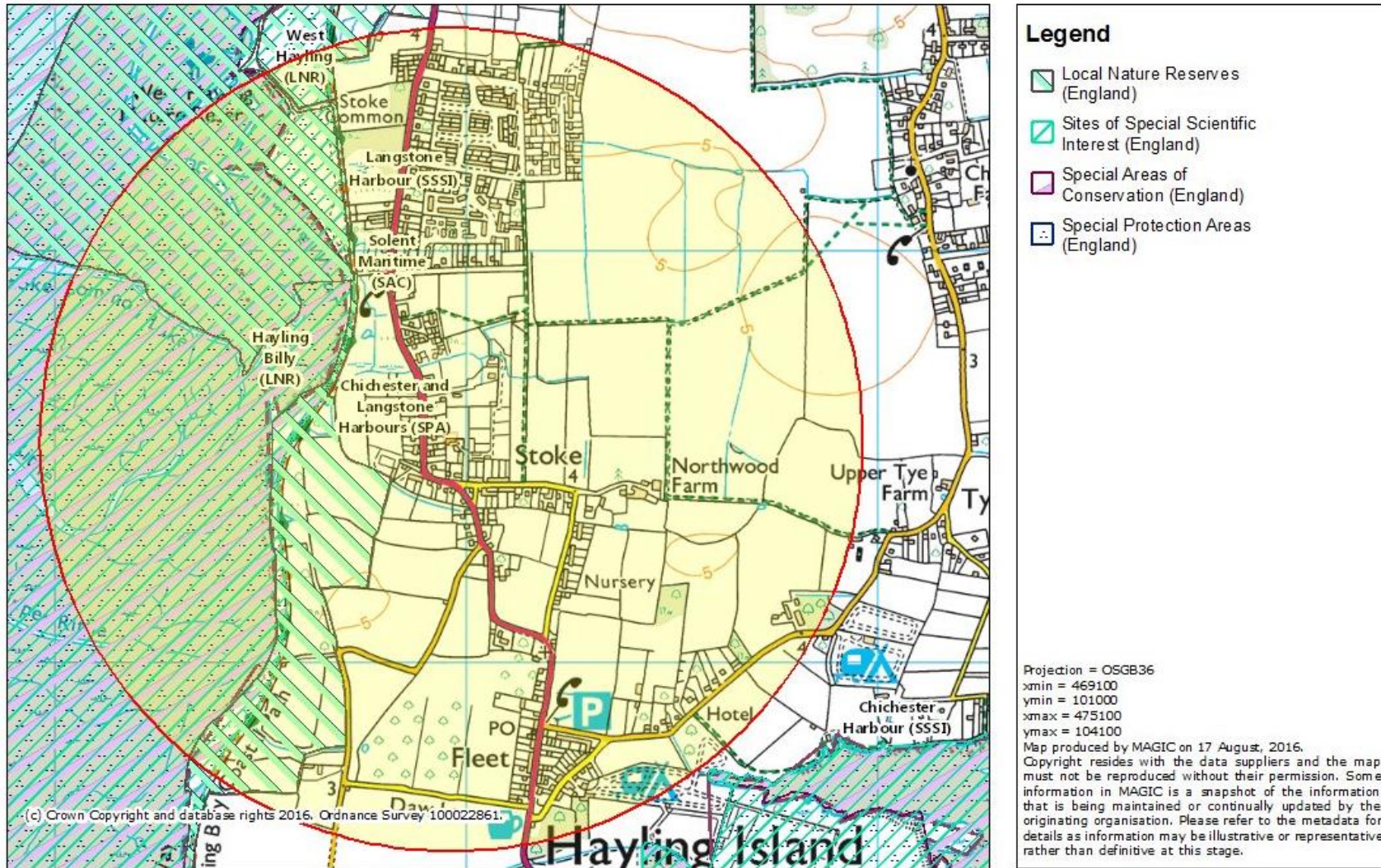
HEWLINS HOUSE
 Proposed Roof Plan

Scale 1:100
 on A3

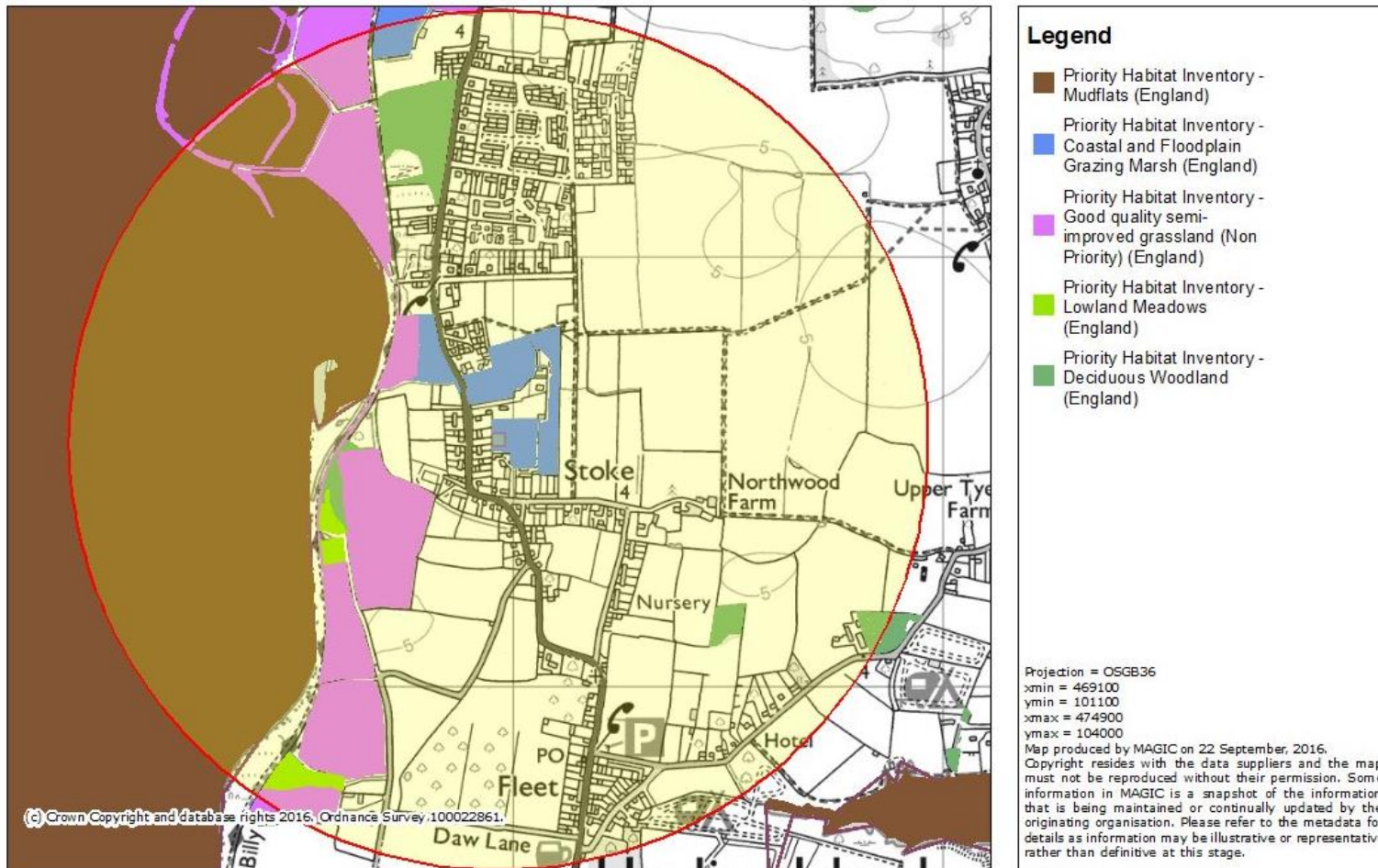
Site: Plot 1 next to the Retreat
 Croft Lane
 Hayling Island
 Drawing No HHRP

0 0.5 1 2 3 4 5 6 7 8 9 10m

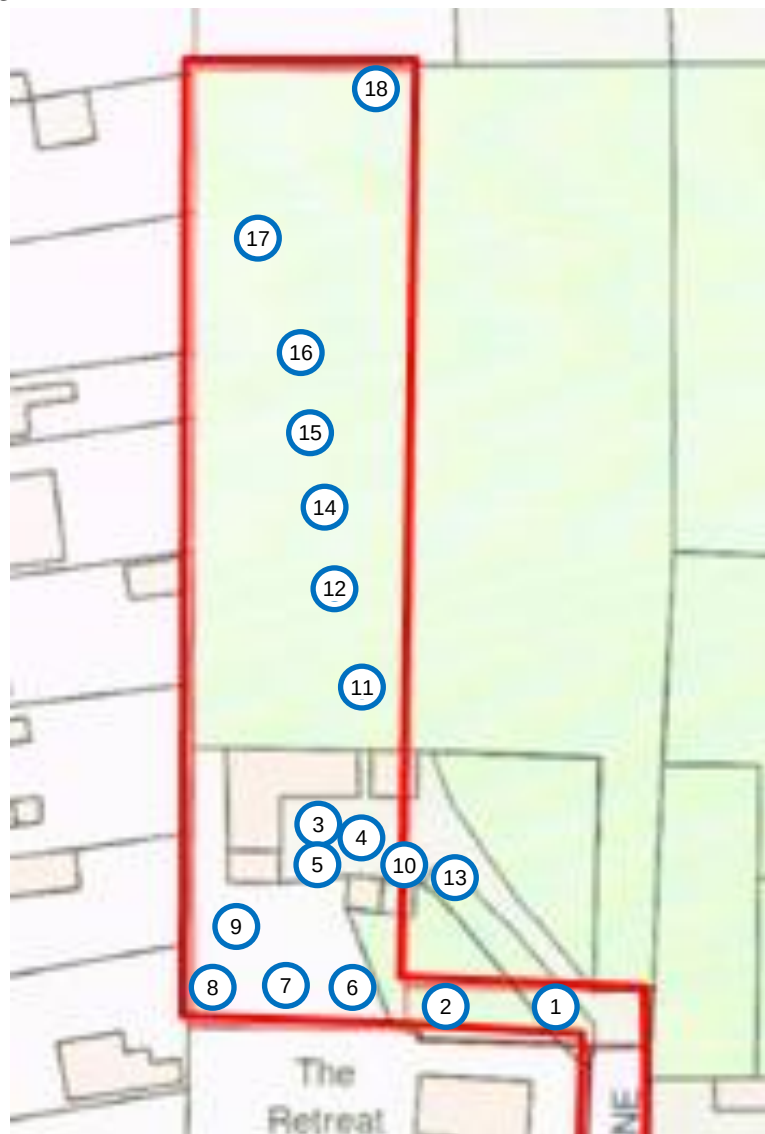
Appendix E: Statutory Sites of Nature Conservation Interest within 1km



Appendix F: UK BAP Priority Habitats within 1km



Appendix G: Refugia survey layout



Appendix H: Bird & Bat Boxes



1B Schwegler Nest Box

To attract most Tit species the nest box should be hung at a height of 1.5 metres or higher although Coal and Marsh Tits prefer much lower nest sites. Nest boxes should be angled so that they face away from the prevailing wind.



2FN Schwegler Bat Box

The 2FN bat box should be sited on side of proposed buildings and is best positioned at a height of between 3 to 6 metres. Bat boxes should ideally be sited in open sunny positions. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.

Appendix I: Protected Species Legislation

Birds

The Wildlife and Countryside Act 1981 (as amended) makes it an offence (with exception to species listed in Schedule 2) to intentionally:

- kill, injure, or take any wild bird,
- take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006), or
- take or destroy an egg of any wild bird.

Reptiles

The four widespread¹ species of reptile that are native to Britain, namely common or viviparous lizard, slow worm adder (*Vipera berus*) and grass snake (*Natrix natrix helvetica*), are listed in Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and are afforded limited protection under Section 9 of this Act. This makes it an offence, *inter alia*, to:

- intentionally kill or injure any of these spec
-

Appendix J: Suggested Species Planting List

Common Name	Latin Name
Trees	
Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Oak	<i>Quercus robur</i>
Shrubs	
Spindle	<i>Euonymus europaeus</i>
Dogrose	<i>Rosa canina</i>
Hawthorn	<i>Crataegus monogyna</i>
Blackthorn	<i>Prunus spinosa</i>
Plug planting and Seeds	
Butcher's Broom	<i>Ruscus aculeatus</i>
Common Dog Violet	<i>Viola riviniana</i>
English Bluebell	<i>Hyacinthoides non-scripta</i>
Foxglove	<i>Digitalis purpurea</i>
Ground Ivy	<i>Glechoma hederacea</i>
Herb Robert	<i>Geranium robertianum</i>
Ox-eye Daisy	<i>Leucanthemum vulgare</i>
Red Campion	<i>Silene dioica</i>
Stinking Hellebore	<i>Helleborus foetidus</i>
Wild Daffodil	<i>Narcissus pseudonarcissus</i>