

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

5 Sea Front, Hayling Island, PO11 0AG

Client:

PWP Architects

Survey date:

11th September 2024

Project:

This report is prepared to inform a planning application with the Havant Borough Council. The proposal is described as:

Demolition of existing building and construction of 2No. new buildings containing ground floor commercial units and 32 apartments with associated landscaping.

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference SZ 71413 98916 and has an area of approximately 0.8ha. The site comprises one dwelling (B1) and a food kiosk (B2) surrounded by hard standing with an area of beach car park and is situated within a coastal landscape. It is situated within the sea front of Hayling Island. The site contains areas of beach which lead directly onto Hayling Island Beach. There are patches of grassland either side of the site which has been designated priority habitat lowland dry acid grassland. Aerial imagery shows the local landscape to have a coastal character, with Hayling Bay, a Bathing Water of excellent status located 70m south from the site. The wider landscape to the northeast has hedge-lined agricultural fields and woodland copses.					
Survey Details					
The site survey was undertaken by					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11/09/2024	20	83	40	8	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. There were no specific limitations to the survey.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i> • t2h 81 Marine inlets and transitional water – beach – ruderal • u1b 804 – Developed land/sealed surface – car park • u1b5 – Buildings • u1e – Built linear features	The site contains coastal sand dunes which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site are common and widespread and have low ecological value. Further notable habitats are present within 2km. On-site habitat descriptions <u>t2h 81 Marine inlets and transitional water – beach – ruderal</u> The southern section of the site is made up of flat coastal sediments which lead on to a sloping section of Hayling Beach. The beach has been regularly used as a car park and as a result has received compaction where used for parking and is transitioning to a more fixed form of habitat. <u>u1b 804 – Developed land/sealed surface – car park</u> Hardstanding is present in the form of a tarmac car park located south of B1. <u>u1b5 – Buildings</u> There are two buildings located within the site, Building 1 (B1) a two storey building used for retail on the ground floor and residential on the second, alongside Building (B2) a single storey food kiosk located in the south-western corner of the site. Full PRA details are explained below. <u>u1e – Built linear features</u> Iron fencing encloses the east and west boundary of the site with sea defence wall enclosing the southern boundary. Local notable habitats There are seven notable habitats within 2km of the site with the closest being: • Coastal Sand Dunes – adjacent to the south of the site • Lowland dry acid grassland -45m west

	- Coastal vegetated shingle ~70m southeast - Coastal saltmarsh ~1.5km northwest - Mudflats ~1.5km northeast at its closest point - Coastal and floodplain grazing ~1.6km north at its closest point - Intertidal substrate foreshore – sand is ~50m south of the site and intertidal substrate foreshore – mud is ~1.3km northwest The mudflats and coastal habitats are recorded as Important Plant Areas (Plantlife).
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of beach, hardstanding and buildings. This could result in a net loss in biodiversity at the site. Notable habitats Direct impacts to Coastal Sand Dunes to the south of the site may occur as a result of the proposed development. Due to the proximity of the site to Coastal vegetated shingle (~70m southeast) and Intertidal substrate foreshore – sand (~50m south), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby Coastal sand dunes, coastal vegetated shingle and intertidal substrate foreshore must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes into force for smaller developments on 2nd April 2024. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are statutory sites within 2km of the site, as detailed below: <u>Sinah Commons Site of Special Scientific Interest (SSSI)</u>– southern boundary of the site The site is notified for its coastal habitats including the following: pioneer shingle vegetation, maritime shingle grassland which includes dry acid grassland and lichen rich acid grassland, mobile dune, semi-fixed dune, dune heath

	and an associated small area of saltmarsh. The site is also notified for the chiding pink <i>Petrorhagia nauteuillii</i> an endangered plant which occurs at just two sites in Britain, and for its outstanding assemblage of nationally scarce plants including little robin <i>Geranium purpureum</i>, Nottingham catchfly <i>Silene nutans</i>, bulbous meadow-grass <i>Poa bulbosa</i>, bearded fescue <i>Vulpia fasciculata subsp ambigua</i>, dune fescue <i>Vulpia fasciculata</i>, suffocated clover <i>Trifolium suffocatum</i>, smooth cat'sear <i>Hypochaeris glabra</i>, stiff saltmarsh-grass <i>Puccinella rupestris</i>, mossy stonecrop <i>Crassula tillaea</i>, toothed medick <i>Medicago polymorpha</i> and dotted sedge <i>Carex punctata</i>. <u>Solent Maritime Special Area of Conservation (SAC) 0.1km south</u> - The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King's Quay Shore, Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). The site is the only one in the series to contain more than one physiographic sub-type of estuary and is the only cluster site. The Solent and its inlets are unique in Britain and Europe for their hydrographic regime of four tides each day, and for the complexity of the marine and estuarine habitats present within the area. Sediment habitats within the estuaries include extensive estuarine flats, often with intertidal areas supporting eelgrass <i>Zostera</i> spp. and green algae, sand and shingle spits, and natural shoreline transitions. The mudflats range from low and variable salinity in the upper reaches of the estuaries to very sheltered almost fully marine muds in Chichester and Langstone Harbours. Unusual features include the presence of very rare sponges in the Yar estuary and a sandy 'reef' of the polychaete <i>Sabellaria spinulosa</i> on the steep eastern side of the entrance to Chichester Harbour. <u>Chichester Harbour Area of Outstanding Natural Beauty. (AONB) ~1.2km southwest</u> - Chichester harbour is one the few remaining undeveloped coastal areas in Southern England. Bright wide expanses and intricate creeks are at the same time a major wildlife haven and among some of Britain's most popular boating waters. Backed by the South Downs, Chichester Harbour is a series of tidal inlets, with a narrow mouth to the sea. Wind-sculptured oaks and hawthorns line the shore. The saltmarsh and mudflats are a haven for around 55,000 birds who reside in or visit the harbour throughout the year. These include large flocks of Brent Geese, Dunlin and Little Egrets. <u>Hayling Billy Local Nature Reserve ~1.2km northwest</u> - The Billy Trail and Nature Reserves have varied habitats – marshland, meadow and coastal. These encourage a wide diversity of flora with the likes of poppies seen on the seashore and typically orchids in the grasslands. Notably three species of tern arrive from West Africa to breed on the harbour islands and at the Oysterbeds during the spring/summer months <u>Chichester and Langstone Harbours Ramsar (SSSI), Special Area of Conservation (SAC) with designated marine components is ~1.4km northwest</u> - Langstone Harbour is a tidal basin which at high water resembles an almost landlocked lake. At low water extensive mud flats are exposed, drained by three main channels which unite to make a common and narrow exit to the sea. The
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	harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass <i>Spartina anglica</i> marsh in an advanced state of degeneration. The Site of Special Scientific Interest including Farlington Marshes, a peninsula of grassland and marsh on reclaimed tidal silt protected by a sea wall; and a similar but much smaller area at Southmoor in the north-east of the harbour. The harbour is of international importance as a rich intertidal system supporting high densities of intertidal invertebrates and large populations of migrant and overwintering waders and wildfowl, dependent upon them and upon the extensive beds of eelgrass <i>Zostera</i> species. The <i>Zostera angustifolia</i> and <i>Z. noltii</i> beds are among the largest in Britain. The harbour is among the twenty most important intertidal areas in Britain as a summer and autumn assembly ground for waders during the moult (when they require abundant high protein food) and as a post-moult wintering ground. Dunlin <i>Calidris alpina</i> often exceed 30,000 individuals, or 6% of the British winter population, or 3% of the European and North African wintering population. Grey plover <i>Pluvialis squatarola</i> and blacktailed godwit <i>Limosa limosa</i> achieve numbers which represent 1–2% of the European and North African migration flyway population; and redshank <i>Tringa totanus</i> and ringed plover <i>Charadrius hiaticula</i> do so periodically. At times as many as 20% of the black-tailed godwit, 8% of the ringed plover and 8-10% of the grey plover wintering in Britain are present in the harbour. The total numbers of waders present sometimes exceeds 40,000. Langstone Harbour and the adjoining and connected Portsmouth and Chichester Harbours form a single, coherent ecosystem which is among the ten most important intertidal areas for waders in Britain. In the 1970s and 1980s Langstone Harbour alone has consistently supported in excess of 5,000 wintering dark-bellied geese <i>Branta bernicla</i>, or 5-10% of the world population depending on fluctuating population levels. It has supported up to 2.5% of the European winter population of shelduck <i>Tadorna tadorna</i> and regularly supports substantial numbers of other ducks in autumn and winter <u>Chichester and Langstone Harbours Ramsar Special Protection Area (SPA) ~1.4km northwest</u> • Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and listed at being on site. <table border="0"> <tr> <td>A054- Pintail</td><td>A069-Red-breasted Merganser</td></tr> <tr> <td>A056-Shoveler</td><td>A160- Curlew</td></tr> <tr> <td>A052-Teal</td><td>A141- Grey Plover</td></tr> <tr> <td>A050-Wigeon</td><td>A195- Little tern</td></tr> <tr> <td>A169-Turnstone</td><td>A193- Common tern</td></tr> <tr> <td>A675-Brant goose</td><td>A191- Sandwich tern</td></tr> <tr> <td>A144-Sanderling</td><td>A048- Shelduck</td></tr> <tr> <td>A672- Dunlin</td><td>A162- Redshank</td></tr> <tr> <td>A137-Ringed plover</td><td></td></tr> <tr> <td>A157-Bar-tailed godwit</td><td></td></tr> </table> Bathing Water with 'Excellent' status within 100m of the development site.	A054- Pintail	A069- Red-breasted Merganser	A056- Shoveler	A160- Curlew	A052- Teal	A141- Grey Plover	A050- Wigeon	A195- Little tern	A169- Turnstone	A193- Common tern	A675- Brant goose	A191- Sandwich tern	A144- Sanderling	A048- Shelduck	A672- Dunlin	A162- Redshank	A137- Ringed plover		A157- Bar-tailed godwit	
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	The site lies within the impact risk zone for Sinah Commons (SSSI). Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Hampshire Biodiversity Information Centre (HBIC).
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites The site lies within the impact risk zone for Sinah Commons (SSSI) and Solent Maritime (SAC). The proposed development type is listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites • Best practice measures to minimise the possibility of pollution affecting the nearby designated sites must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. • The Local Planning Authority (LPA) may be required to undertake a Habitat Regulations Assessment (HRA) to determine the effects on nearby European sites as a result of the proposed development. • The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to Sinah Commons (SSSI)
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including beach with some sections of ruderal herb, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.

Bats												
Summary of Survey Findings	EPSL data											
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site as detailed below:											
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2017-30243-EPS-MIT</td><td>Common pipistrelle Soprano pipistrelle</td><td>1.7km east</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2017-30243-EPS-MIT	Common pipistrelle Soprano pipistrelle	1.7km east	Destruction of a resting place
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence								
	2017-30243-EPS-MIT	Common pipistrelle Soprano pipistrelle	1.7km east	Destruction of a resting place								
There are no Special Areas of Conservation designated for bats within 10km of the site.												
Foraging and commuting habitat												
Habitats recorded on site are assessed to provide no foraging and commuting opportunities for bats, however the nearby in scattered scrub and scattered trees is likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.												
Roosting habitat												
Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a total of one building on site; the main dwelling (B1) which will be impacted by the proposed development. No evidence of roosting bats was identified on or within B1.												

B1 Building description		Photographs	
<i>Summary</i> B1 is a commercial and residential dwelling with a flat roof clad in bitumen felt which appears to be well sealed with no areas of roosting habitat available for crevice dwellers. The timber bargeboards and soffits are all tight fitting against the building with no roosting opportunities. The internal area has no void, therefore no habitat value for void dwelling bats. B1 is negligible for roosting bats.			
B2 Building description		Photographs	
B2 is a single storey flat roof building used as a kiosk. There are timber soffit boxes on all elevations which appear in good condition with no gaps that could provide roosting opportunities for crevice dwelling bats. The internal area has no void, therefore no habitat value for void dwelling bats. B2 is negligible for roosting bats.			
<i>Foreseen Impacts</i>		Roosting habitat [Buildings B1 and B2] Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.	

	Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Buildings Herring gull chicks were observed on the roof of B1. Trees and vegetation No suitable habitat present on site for nesting birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.

	Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements Wall mounted swift boxes would be an ideal enhancement to help with the local population. Boxes should be placed high up on the northern elevation.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability

	There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. Wider landscape The large areas of scrub are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site and there is negligible terrestrial habitat within the interior of the survey site. Therefore, protected amphibians are likely be absent from the interior of the survey site year round. Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and stones/gravel offer sub-optimal habitat for terrestrial amphibians. Given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.

<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. The site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs.

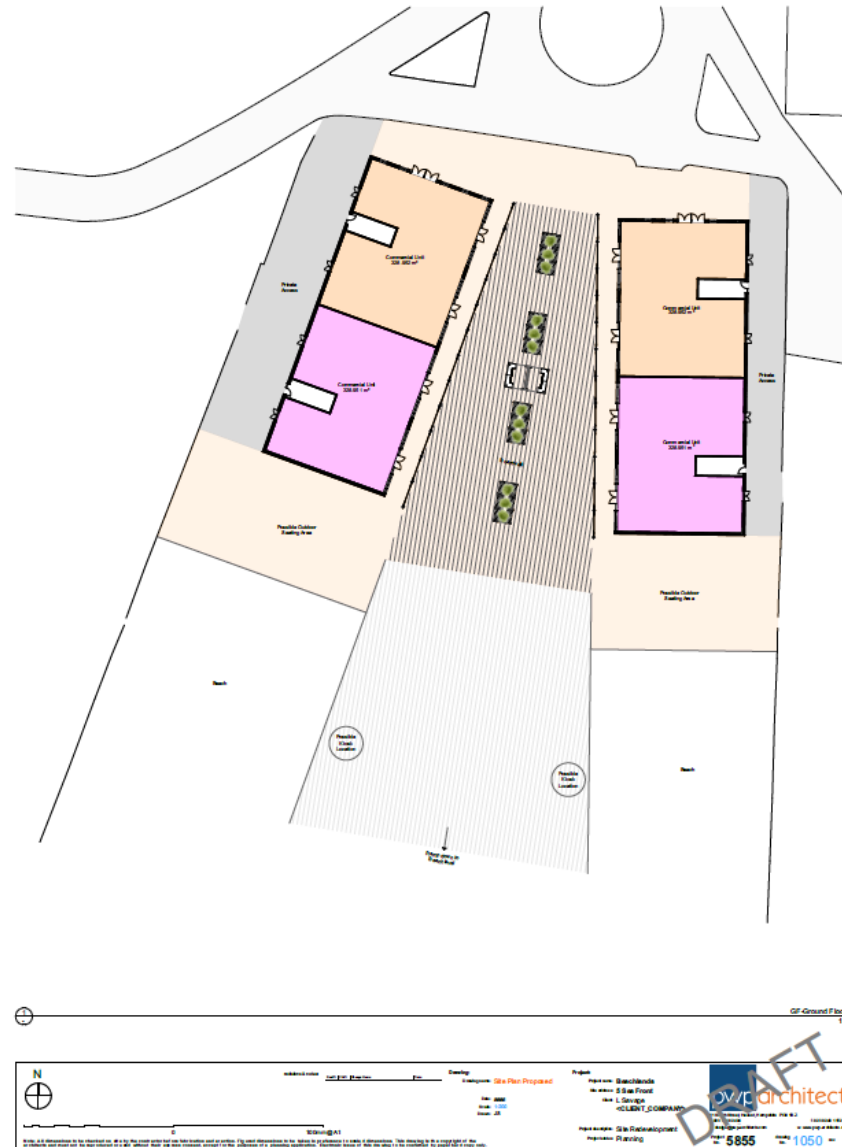
<i>Foreseen Impacts</i>	Beach, hardstanding and buildings will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan

Appendix 4: Habitat Photos

Buildings	
Photograph	Description
 	Figure 1: Main dwelling (B1) and Figure 2: beach kiosk (B2) on site

Beach		
Photograph		Description
		Figure 3: Beach car park located to the south of the site
Beach		
Photograph		Description
		Figure 4: Area of beach that has turned into a more fixed form of habitat due to heavy recreational use

Hardstanding	
Photograph	Description
	Figure 5: Hardstanding present on site
Linear features	
Photograph	Description
	Figure 6: Sea defence wall along southern boundary and iron fencing along the west

Linear features	
Photograph	Description
	Figure 7: Iron fencing with some small patches of grassland

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Version control			
Status	Issue	Name	Date
Draft	0.1	Romany Poole BSc (Hons) MSc, Gradate Ecologist	18/09/2024
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	25/09/2024
Final	1.0	Romany Poole BSc (Hons) MSc, Gradate Ecologist	25/09/2024