



Preliminary Ecological Appraisal

78 Havant Road, Emsworth

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Executive Summary

Ecosupport Ltd was instructed by Matthew Bennett to undertake a Preliminary Ecological Appraisal (PEA) of 78 Havant Road and the surrounding gardens. This was required in order to identify any potentially important ecological features that may be affected by the proposed development. As part of this assessment, the following surveys were undertaken:

- Phase I habitat survey (February, 2022)
- Preliminary Roost Assessment (February, 2022)

The following important ecological features were identified on site following the conclusion of the above survey work and may be subject to adverse impacts in the absence of suitable mitigation / compensation:

- High Potential for roosting bats in the main dwelling and horse chestnut tree.
- Low potential for reptiles in the ornamental flower beds/tall herb around borders of the garden.
- High potential for breeding and nesting birds within the scattered trees.

In the absence of any mitigation measures, the proposed development is anticipated to result in **certain adverse effects**.

However, appropriate mitigation measures and enhancements are outlined within section **6.0** of the report.

1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was commissioned by Matthew Bennett to undertake a Preliminary Ecological Appraisal (PEA) of the property at 78 Havant Road and the surrounding gardens (here after referred to as 'the site'). 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:

- Identify and classify any priority habitats;
- 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 necessary;
- Make recommendations for any necessary ecological avoidance and mitigation where possible at PEA stage.

NB: If the works do not take place within 18 months of this report¹ then the findings of this survey will no longer be considered valid and may require updating.

1.2 Site Description & Location

The site is located along Havant Road, Emsworth, Hampshire, PO10 7LH (centered on OS grid reference SU739059) (**Fig 1**). The site is bound by residential properties to the south, east and west of the site and bound by Havant road to the north. The immediate surrounding environ is largely suburban with the wider landscape dominated by residential developments to the north, south and east, with a large section of agricultural land to the west.

Figure 1. Approximate site boundary (red) (Google Earth, 2021).

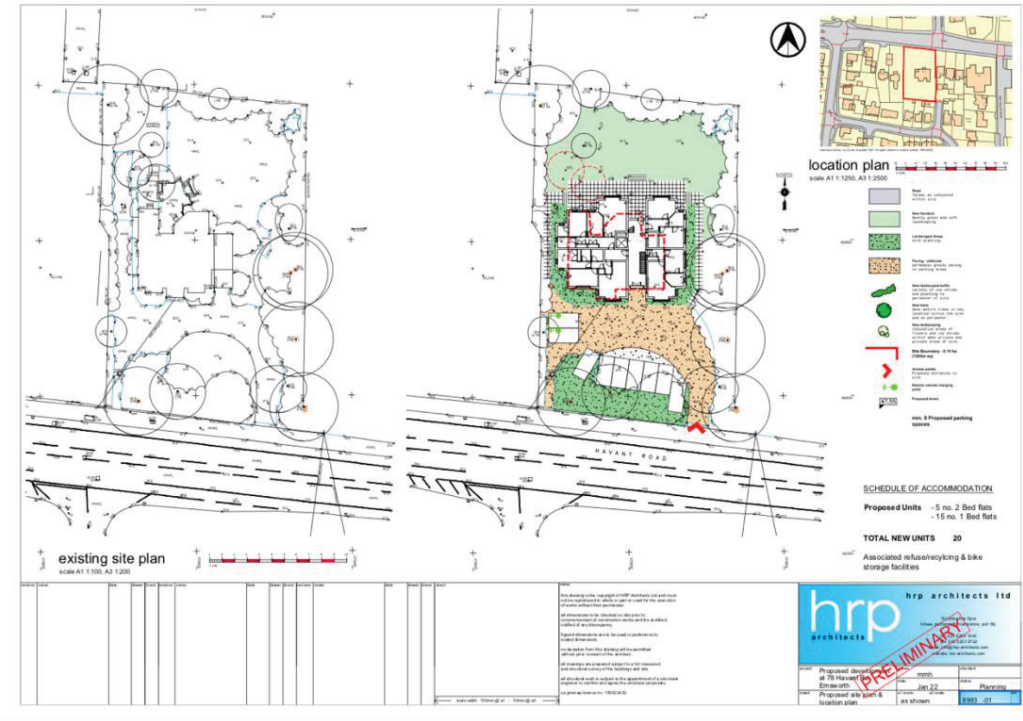


¹ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

1.3 Proposed Development

The current plans consist of the demolition of the existing large detached dwelling house and the construction of a new building accommodating 9 No. Class C3 flats for residents needing extra-care / assisted living with the proposed building accommodating a care-workers office with sleep-over facilities. (Fig 2).

Figure 2. View of proposed plans (supplied by Hrp Architects).



2.0 RELEVANT LEGISLATION AND POLICY

2.1 Legislation

2.1.1 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019)

This instrument makes changes to the three existing instruments which transpose the Habitats and Wild Birds Directives so that they continue to work (are operable) upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This instrument also amends section 27 of the Wildlife and Countryside Act 1981 to ensure existing protections continue. The intention is to ensure habitat and species protection and standards as set out under the Nature Directives are implemented in the same way or an equivalent way when the UK exits the EU.

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.

In order for activities that would be likely to result in a breach of species protection under the regulations to legally take place, a European Protected Species (EPS) licence must first be obtained from Natural England.

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).

The Wildlife & Countryside Act (1981) states that it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 part II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot's Feather (*Myriophyllum aquaticum*).

2.1.3 The Countryside and Rights of Way Act (2000)

This Act strengthens the Wildlife & Countryside Act by the addition of "reckless" offences in certain circumstances, such as where there is the likelihood of protected species being

present. The 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 Natural Environment and Rural Communities Act (2006)

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

Section 15 of the National Planning Policy Framework (NPPF, 2021) 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural environment. They should do this by protecting and enhancing sites of biodiversity and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks.

The plan states to protect and enhance biodiversity plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks. This includes the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them. Plans should identify the protection and recovery of priority species and opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact; development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

2.2.2 Local Havant Borough Council Core Strategy (2011)

Part of the 'Vision for Havant Borough in 2026' is to protect and enhance biodiversity. Similarly, policy 'CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough' states that planning permission will only be granted when development protects and where possible enhances the borough's statutory and non-statutory designated habitats and features of biological interest. and features of biological interest and prevents the fragmentation of existing habitats. The strategy states that protection and enhancement will be achieved by appropriate adaptation and mitigation measures. It also has particular regard for nature conservation designations with international designations given the highest regard and supports an ongoing programme of surveys of habitats and species and designations of SINCS.

E14 The Local Ecological Network

All development in Havant Borough is expected to protect, conserve and enhance the Borough's Local Ecological Network. Planning permission will only be granted where:

- . The development of one dwelling or more or a new commercial building results in biodiversity net gain;
- . The development avoids the fragmentation of the Local Ecological Network;
- . The applicant has identified and assessed the level of ecological value of the site through adequate and proportionate information and any matters arising have been addressed through an avoidance or mitigation plan; and
- . Any necessary mitigation plan includes provision for ongoing management and maintenance.

In addition to the above, priority habitats in the Borough are afforded protection by specific nature conservation designations. Development proposals which could affect a designated site will need to consider the impact and respond appropriately.

International Nature Conservation Designations

Development which has the potential to have an impact on an international nature conservation designation will be subject to a Habitats Regulations Assessment and, if necessary, an Appropriate Assessment, to determine the potential for likely significant effects. Development that is likely to have an adverse effect, either alone or in combination with

another project/plan, on the integrity of an international site will not be permitted unless it can be demonstrated that:

- Necessary avoidance or mitigation is secured such that in combination with other development there will be no adverse effects on the integrity of the designated sites;
or

There are no alternative sites for the proposal, there are reasons of overriding public benefit/interest and compensatory provision

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Designated sites

A search for designated sites that may be impacted by the proposals was conducted using freely available online resources.

3.1.2 Waterbodies

Any ponds located within 250m of the proposed development were searched for using Ordnance Survey maps and available aerial images.

3.2 Field Survey

3.2.1 Habitats

The field survey work which forms the basis of the findings of this report was carried out by Ashley James BSc (Hons (project ecologist with Ecosupport) on the 2nd February 2022.

The Phase 1 Habitat survey (JNCC, 2010) methodology was adopted which is a method of classifying and mapping wildlife habitats in Great Britain. It was originally intended to provide “...relatively rapidly, a record of semi-natural vegetation and wildlife habitat over large areas of the countryside”. The standard Phase 1 Habitat survey methodology has been ‘extended’ in this report to include the following:

- Floral species lists for each identified habitat;
- Descriptions of habitat structure, the evidence of management and a broad assessment of habitat condition;
- Mapping of additional habitat types (e.g. hardstanding);
- Identification of Priority Habitats under Section 41 of the NERC Act;
- Evidence of, or potential for, the presence of certain species/groups

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 site’s 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 the buildings 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. 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 Ashley James as an Accredited agent under (Adam Jessop class level 2 licence number 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 CIEEM's *Guidelines for Ecological Assessment in the UK* (CIEEM 2018). Although this assessment does not constitute a formal Ecological/ Environmental Impact Assessment, the CIEEM 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

The only minor limitation was that the PEA was not conducted during the appropriate time of year for flowering vascular plants. However given the nature of the habitats on site, it is not considered to have impacted the accuracy of the habitat classifications. There were not considered to be any other limitations of the survey. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

4.0 ECOLOGICAL BASELINE

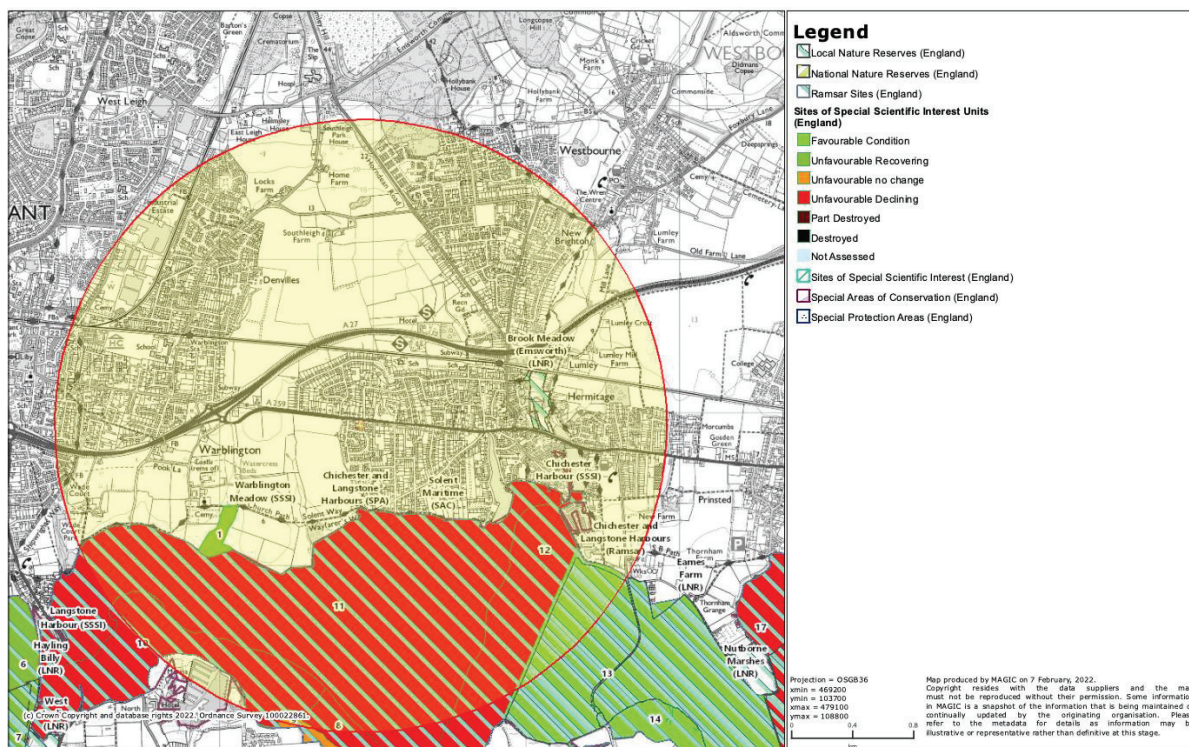
4.1 Desk Survey

4.1.1 Designated sites

Figure 2 below indicates the location of any statutory designated sites within 2km of the site. This has identified that the following statutory designated sites are present within 2km of the site:

- Chichester and Langstone Harbour SSSI and Ramsar– located 0.6km to the South.
- Solent Maritime SAC- located 0.6km to the south.
- Warblington Meadows SSSI- located 1km to the south west.
- Brook Meadow (Emsworth) LNR- located 1.1km to the east.
- Eames Farm- located 1.7km to the south east.

Figure 2. Map provided by Magic Map showing Statutory designated sites within the 2km search radius.



4.1.2 Priority Habitats

No priority habitats are present onsite or within the immediate surroundings of the site.

4.1.3 Waterbodies

A single waterbody is present on-site in the form of an old water feature. No other waterbodies are located within 250m of the site.

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.

- Hardstanding
- Ornamental garden beds and tall herb.
- Scattered Trees
- Modified grassland
- Water Feature

4.2.2 Hardstanding

Hardstanding is present in the form of a gravel driveway leading to the front of the property.

Figure 4. View of hardstanding in the front garden. (taken February, 2022)



4.2.3 Ornamental garden beds and tall herb

The borders around the edges of the garden consist of a mixture of native tall herbs and a mix of ornamental garden plants (**Fig 5**). The following native species were noted; Red dead nettle (*Lamium purpureum*), Lords and ladies (*Arum alpinum*), Cleavers (*Galium aparine*), Laurel (*Laurus nobilis*), Lesser celandine (*Ficaria verna*), Stinking iris (*I. foetidissima*), low lying Bramble (*Rubus fruticosus*), Greater Plantain (*Plantago major*), Herb Robert (*Geranium robertianum*), Daffodils (*Narcissus*), Periwinkle (*Vinca*) and Primrose (*Primula vulgaris*).

Figure 5. View ornamental garden beds and tall herbs. (taken February, 2022)



4.2.4 Scattered Trees

The front and back garden consist of a mix of scattered trees of varying ages (**Fig 6**). The following trees were identified; Scots pine (*Pinus sylvestris*), Yew (*Taxus bacatta*), Sycamore (*Acer pseudoplatanus*), Oak (*Quercus sp*), Bay (*Laurus nobilis*), Horse Chestnut (*Aesculus hippocastanum*), Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*), Ash (*Fraxinus excelsior*) and Holm Oak (*Quercus ilex*).

Figure 6. View of the hawthorn tree (taken February, 2022).



4.2.5 Modified grassland

The majority of the main garden area consists of well managed modified grassland (**Fig 7**). The species solely consisted of perennial rye grass (*Lolium perenne*) and daisy's (*Bellis perennis*).

Figure 7. View of the well managed modified grassland.



4.2.6 Water feature

A single old ornamental water feature is present in the southwestern corner of the garden (**Fig 8**). Duckweed can be seen growing in the water feature due to the water feature being left unmanaged for a period of time.

Figure 8. View of the ornamental water feature.



4.2.7 Buildings

The final habitat type is buildings and these has been described in greater detail in **table 1** below as part of the preliminary roost assessment.

Table 1 Results of Preliminary Roost Assessment of the Main dwelling

Structure	Figures	Description of Construction	PRFs / Evidence of Occupation	Assessed Roost Potential
Main Dwelling.	Figure 8. View of the Main Dwelling.  Figure 9. View of the internals 	The main dwelling is of red brick construction with a concrete tiled pitched roof (Fig 8). The property also has two dormer extensions tying into the roof space. Two ground floor extensions are also present to the rear of the building. The internals consisted of a vaulted ceiling with cupboards in the eaves that reveal small loft spaces (Fig 9). The small loft spaces consisted of wooden crawl boards and wooden sarking that is attached to the rafters of the pitched roof.	There are features suitable for roosting bats externally, in the form of gaps underneath concrete tiles aswell as some broken tiles (Fig 10 and 11), Gaps underneath hanging tiles, Gaps between the lead flashing and gaps between the fascia and hanging tiles (Fig 12). The internals were well sealed and didn't offer any light spills from the outside. There was also no evidence of any physical evidence of bats in the form of feeding remains or droppings.	High potential

Figure 10. View of the gaps present underneath the concrete tiles.



Figure 11. View of a broken concrete tile.



Figure 12. View of the gaps underneath the fascia board by the hanging tiles.



4.4 Trees

4.4.1 On site Habitat Assessment

A full assessment of the trees on site were undertaken. The majority of the trees on site were in good condition and lacked features suitable for roosting bats and therefore were of **negligible** potential. However one Horse chestnut tree on the western boundary had two good feature suitable for bats (**Fig 12**). These features consisted of two large woodpecker holes half way up the main trunk of the tree, thus this tree has been classified as having **high** potential for roosting bats.

Figure 12. View of woodpecker hole on the Horse chestnut tree.



4.5 Badgers

4.5.1 On site Habitat Assessment

During the walkover survey, no evidence of Badger occupation was noted on the site itself, however as the site consists of modified grassland and ornamental/tall herbs it offers a good foraging and commuting site for urban badgers. The site is therefore considered to have **moderate** potential for urban foraging and commuting badgers.

4.6 Reptiles

4.6.1 On site Habitat Assessment

The modified grassland habitat on-site is managed to a short sward height, lacking both the structural heterogeneity favoured by reptiles and diversity of flora required to support invertebrates which, in turn, results in a deficiency of foraging opportunities for reptiles. There are however areas of tall herbs which offers limited potential for reptiles around the borders of the garden. As such, the site as a whole is considered to hold **low** potential for reptiles as these habitats are largely suboptimal for reptiles.

4.7 Great Crested Newts

4.7.1 Water Bodies

There is one waterbody on-site in the form of an old water feature.

4.7.2 On site Habitat Assessment

The site does have a water feature on-site which has started to become unmanaged and in turn has started to grow duckweed within the waterbody itself. However there is limited aquatic vegetation present within the water feature other than duckweed reducing its suitability for egg laying. The surrounding terrestrial habitat is of suboptimal terrestrial habitat for GCN however it still provides shelter and foraging habitat within the tall herb/ornamental borders. Conversely, the site itself is extremely isolated and does not connect to any offsite terrestrial/aquatic habitat which would of provided dispersal routes to and from the site. The property is also bound by tall fences preventing any dispersal routes to neighbouring gardens aswell as being bound by Havant road to the north and brook gardens to the south, both are considered significant barriers for GCN dispersal. There are also no other ponds within 250m of the site indicating there is no breeding population within the nearby vicinity.

Considering the isolation and significant dispersal barriers to site and the lack of waterbodies within 250m, the water feature and surrounding habitats are considered to be of **negligible potential** for terrestrial and aquatic phase GCN'S.

4.8 Hazel Dormouse

4.8.1 On site Habitat Assessment

There is no suitable habitat present on site in the form of diverse hedgerows suitable for a stable population of dormice. The site therefore has **negligible potential** to support Dormice.

4.9 Nesting Birds

4.9.1 On site Habitat Assessment

There is suitable nesting habitat within the trees with evidence of old nests present with one located resting on top of a hawthorn tree. The scattered trees on-site are therefore considered to hold **high** potential for breeding and nesting birds.

5.0 LIKELY ECOLOGICAL IMPACTS IN ABSENCE OF MITIGATION

5.1 Introduction

The CIEEM guidelines (CIEEM 2018) require that the potential impacts of the proposals should be considered in absence of mitigation. In order for a significant adverse effect to occur, the feature being affected must be at least of local value. However, in some cases, features of less than local value may be protected by legislation and/or policy and these are also considered within the assessment. Although significant effects may be identified at this stage of the assessment, it is often possible to provide appropriate mitigation.

5.2 Site Preparation and Construction

5.2.1 Impacts to Habitats

The proposals will predominantly involve the loss of the main dwelling which was only considered to be of value at the **Site** geographic scale. Therefore, the habitats on site are only considered to be of **site** value. Therefore, there will be a **minor adverse impact** to habitats of **site value** only.

5.2.2 Impacts to Wildlife

If In the absence of mitigation, the works could impact the building. This could lead to the disturbance of roosting bats and damage to their roosts. Therefore, an **adverse impact is certain** at the **local level** if roosting bats are present

If In the absence of mitigation, the works could impact the Horse chestnut tree. This could lead to the disturbance of roosting bats and damage to their roosts. Therefore, an **adverse impact is possible** at the **local level** if roosting bats are present.

The unmanaged ornamental flower beds/tall herbs around the boundaries have been identified as having low potential for reptiles. With reference to the most recent plans, the development will not have a direct impact on these areas and will be retained, with only minimal clearance of the boundaries to accommodate the replacement building. Considering the small area to be impacted upon for reptiles, only a **minor adverse impact is likely** at the **local level**.

If, in the absence of mitigation, the works could impact the trees, this could lead to the disturbance of nesting birds and damage to their nests. Therefore, an **adverse impact is possible** at the **local level** if breeding and nesting birds are present

5.3 Site Operation

5.3.1 Impacts to Wildlife

The development will result in an increase in lighting within the general area from external lights on the building. This can affect the behaviour, particularly foraging, of nocturnal wildlife. Therefore, an **adverse impact is likely** on nocturnal wildlife.

6.0 RECOMMENDATIONS

6.1 Introduction

The below sections outline a number of recommendations for further survey work required to fully assess the potential ecological impacts of the development and ensure proposed mitigation and compensation is appropriate and proportionate.

6.2 Bats

As the dwelling was identified as having high potential, at least 2 dusk emergence and a dawn re-entry survey will be required in line with best practice guidance (**Table 2**) to characterise the roost present. The surveys can only be undertaken **between May – August** with a minimum gap of 2 weeks between surveys and will help inform a more detailed mitigation and compensation strategy to minimise the potential impacts of this development scheme upon bats.

One Horse Chestnut tree has been identified to have potential roosting features (**High Potential**). Should it be necessary to remove this tree, at least 2 dusk emergence and a dawn re-entry survey will be required in line with best practice guidance (**Table 2**) to characterise the roost present.

Table 2. Recommended minimum number of survey visits (from Table 7.3 (BCT, 2016)).

Low Roost Suitability	Moderate Roost Suitability	High Roost Suitability / Known Roost
One survey visit. One dusk emergence or dawn re-entry survey.	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third could be either dusk or dawn.

6.3 Reptiles

As the reptile habitat on-site is isolated to the boundaries, the site as a whole is considered to hold **low** potential for reptiles as these habitats are largely suboptimal for reptiles. It is understood that the proposed plans will only impact minimal areas of the boundaries to facilitate the construction of the new dwelling. Therefore it is considered that under the proposed plans there will be a **Negligible** impact upon reptiles, even if they are present within the wider site. However if the plans change and the large area of ornamental flower beds/tall herb (low potential) is to be cleared, mitigation (such as sensitive strimming) will be required.

6.4 Avoidance of Impacts to Nesting Birds

In order to avoid disturbance of nesting birds or damage to their nests, any maintenance or tree / hedge removal works, on site should be undertaken outside of the bird nesting season (typically March – August, dependent 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. 5m) until nestlings have fledged.

6.5 Badgers

During the construction phase, any open excavations left overnight should either be covered to prevent commuting Badgers falling in or escape ladders should be used to prevent them from becoming trapped. Any open pipework should be checked and then capped nightly. A pre-commencement walkover of the site to ensure Badger activity has not established on site will also be required.

6.6 Chichester and Langstone Harbour SPA 'Zone of Influence'

The site lies within the vicinity (approximately 0.6 km to the north) of the Chichester and Langstone Harbour SPA, Ramsar, SSSI and SAC. 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 2020 a sliding scale of contribution, based upon the number of dwellings per residential unit, was introduced:

- £356 for 1 bedroom dwelling
- £514 for 2 bedroom dwelling
- £671 for 3 bedroom dwelling
- £789 for 4 bedroom dwelling
- £927 for 5 bedrooms or more

Therefore, a contribution will be made either prior to planning permission being granted, by completing the 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 the per dwelling payment made before the development is implemented.

6.7 Design Consideration & Ecological Enhancements

6.7.1 Bat and Bird Bricks

To act as biodiversity enhancement, the newly built building will incorporate one Swift brick and one bat brick. The Ibstock 'Eco Home for Swifts' bricks will be installed (**Fig 13**) as they are a discreet and attractive box ideal for new dwellings. The boxes should be installed under the eaves or in high walls in shaded areas out of direct sunlight and away from windows. The installation of such boxes has also been shown to be beneficial for House Sparrows (*Passer domesticus*) which are a nationally declining species. The bat bricks used should be the Ibstock Bat Brick B as they are available in a variety of different brick colours and requires no maintenance (**Fig 14**). Both types of boxes should be positioned as close to the eaves as possible and away from windows.

Figure 13. Ibstock eco home for swifts that will be incorporated into the newly built dwellings.



Figure 14. The Ibstock bat brick 'B' that will be incorporated into the newly built dwellings.



6.7.2 Log piles

Three log piles will be created on-site (**Fig 15 & 16**). These will form ideal places of shelter for important species such as reptiles, and a significant habitat resource for invertebrates, which in turn will benefit local foraging and commuting bird and bat species. These will be constructed from any tree cuttings that are generated as part of the proposal, or from locally available sources. Construction of these will be carried out by an experienced ecologist so that they can include features suitable for many species groups and orientated within the site for optimum use by those animal groups.

Figure 15. Vertical log pile with uprights dug into the ground up to 700mm and above ground 1000mm.



Figure 16. Horizontal log pile.



7.0 REFERENCES

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