

**Ecological Mitigation,
Compensation and Enhancements
Strategy**

relating to a

**PROPOSED REDEVELOPMENT OF 2 NO
FOUR BEDROOM DETACHED DWELLINGS
(WITH DEMOLITION OF EXISTING COTTAGE)**

at

**15 NEW CUT
HAYLING ISLAND
HAMPSHIRE PO11 9RG**

JUNE 2024

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



1.0 Background & Proposals

- 1.1 This Document is to accompany a full planning application with respect to a proposal to demolish the existing dilapidated single storey detached cottage known as 'Rosecot' at No. 15 New Cut and to replace this with two detached four bedroom two storey chalet style dwellings.
- 1.2 The Council have proposed the following pre-commencement condition to be included, unless the required information is submitted with the application prior to determination.

'Prior to the commencement of any development activities, an Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline ecological measures detailed within the Preliminary Ecological Appraisal (ESL, February 2024) and shall include (but not necessarily be restricted to): full details of all ecological avoidance and mitigation measures, to include timings, methods and responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities.'

- 1.3 This proposal is informed by the findings and recommendations of the Preliminary Ecological Appraisal (PEA) prepared by ESL Ltd and dated February 2024.
- 1.4 Reference is also made to the Arboricultural Report Revision 1 prepared by Johnston Tree Consultancy and dated May 2024.

2.0 Site Description

- 2.1 The site has an approximate area of 970m² and is located within a residential estate at the northern end of Hayling Island to the east of the main road of Havant Road which connects the island to the mainland at Langstone. It includes a dilapidated bungalow and a timber garden shed. There are established houses on either side of the site and open paddock land to the north. The site fronts the adopted estate road which has wide grass verges and several trees within the highway land. There is a single highway access to the east which will be retained.

- 2.2 The residential garden area within the site had been left untended for many years and was now quite overgrown with fairly dense undergrowth in some areas. Some trees have been noted which are proposed to be retained and managed. None of these are large or fully matured or in locations which would conflict with any development proposals.

3.0 Proposal for Development

- 3.1 The proposal is to demolish the existing building, carry out essential site clearance with retention and management of the hedgerow to the southern road frontage, removal and retention of trees as recommended by the Arboricultural Consultant, division of the site into two equal plots and construction of two detached houses with one additional access to the highway, parking/turning areas to the front of each house and private gardens to the rear.

4.0 Existing Ecology & Protected Species

Refer to the existing plan in Appendix A

4.1 Buildings

The dilapidated bungalow and timber shed have both been inspected and found not to have any evidence of bat roosting and bird nesting with negligible potential for bat roosting and bird nesting to the cottage and negligible potential for bat roosting and low potential for bird nesting to the shed.

4.2 Hedgerows

The existing hedge to the southern road frontage consists of a variety of species including bramble, old-man's beard, blackthorn, hawthorn and dog rose. The small length of hedge to the eastern boundary at the southern end is an ornamental single species hedge with little value for wildlife.

4.3 Vegetated Garden

The garden is heavily vegetated and with overgrown shrubs of varying species including oak, crab apple, blackthorn, willow and cherry. Being within a residential area limits the connectivity of this habitat to the surrounding countryside and therefore considered not to be of high

ecological value with no evidence of or potential for protected species recorded but with some potential to support protected species such as occasional foraging bats and nesting birds. The ground cover provides limited cover and is structurally poor and considered to be of negligible ecological value. There are deadwood piles and trees within the garden which have some potential to support invertebrates such as stag beetles.

5.0 Fauna

5.1 Bats

No evidence found of roosting bats within the site and buildings but limited potential for bat foraging opportunities

5.2 Badgers

No evidence of badger was recorded.

5.3 Birds

Hedges and vegetated garden habitat as well as the shed have capacity to support nesting birds but the habitats on site are considered to be of limited value for most bird species.

5.4 Hazel Dormouse

Although the site could theoretically support dormice the area of the habitat is small with negligible connectivity to the surrounding landscape. Also, there are no records of dormice within 2km of the site.

5.5 Reptiles

The ground cover is considered insufficient to support a population of reptiles and the surrounding area is also unsuitable for reptiles.

5.6 Amphibians

The site is not considered to offer sufficient habitat to support amphibian species. Online mapping does not reveal the presence of ponds within 250m.

5.7 Invertebrates

There are dead wood piles within the garden which have some potential to support invertebrates such as stag beetles.

6.0 Ecological Mitigation

- 6.1 In line with the recommendations set out in the PEA, the removal of trees in accordance with the Arboriculturalist's report was carried out prior to the start of the nesting season in February 2024. All remedial works to retained trees were also carried out at this time to avoid later disturbance.
- 6.2 Demolition of the existing building and removal of the timber shed were carried out prior to the nesting season in order to mitigate any risk of disturbance to nesting birds.
- 6.3 Site clearance has also been carried out in February 2024 outside the bird nesting season. It was impractical to retain any of the existing deadwood due to location but new habitat for invertebrates will be recreated post development, as recommended in the PEA and described later.
- 6.4 The ornamental single species hedge on the east boundary has been removed during site clearance as this is considered of very low habitat value and sited within the site access point where it would not be capable of proper protection in any case.
- 6.5 The southern hedge has been retained with minimal disturbance and will be fully protected during the construction period, as described later. Removal of part of this hedge to create the additional access point will not be carried out during the bird nesting season of March to September. It should be noted that the highway authority may demand that the hedge on the highway side is trimmed back where this would otherwise encroach on the public footpath.

7.0 Construction Exclusion Zones

- 7.1 Construction exclusion zones will be established and retained during the groundworks and construction phase using temporary fencing (Heras or similar) all as set out in the Arboricultural Report. This would include protection of all retained trees and their root protection zones and the hedgerow on the southern boundary.

8.0 Pollution Prevention and Dust Control

- 8.1 In addition to the provisions set out in Paragraph 6.2.2 of the PEA to protect wildlife during the construction phase, to safeguard the retained habitat against any potential run-off or pollution events during construction, the following safeguards will be implemented:

- During all construction works, good site management will ensure that pollution incidences are kept to a minimum. This will include checking all machinery for any oil-leaks and installing drip trays as required.
- Appropriate spillage kits or absorbent materials will be held on site and operatives informed of what to do in an emergency.
- Storage areas for chemicals, fuels, etc. will be sited well away from the retained habitat and stored on an impervious base within an oil-tight bund with no drainage outlet.
- Water washing of vehicles, if required, particularly those carrying fresh concrete and cement, mixing plant, etc. will be carried out as far from retained habitat as possible.
- Refuelling of plant will take place in a designated area, on an impermeable surface, away from retained habitat.

- 8.2 To safeguard the retained habitat from dust deposition, dust control and abatement measures will be implemented during construction, including the following key safeguards:

- Surfaces and dusty activities will be damped down as required by the use of agreed wet cleaning methods.
- All relevant loads entering and leaving the site should be covered; and

piles of materials should exist for the shortest possible period of time and be kept away from retained habitat.

9.0 Compensation and Ecological Enhancement Strategy

9.1 It is important to appreciate that this site is a relatively small residential development with private parking and garden areas only being contained within an established housing estate with other dwellings in close proximity. Therefore opportunities for the provision of extensive ecological enhancement is limited and a proportionate response will be necessary.

9.2 Refer to the site plan shown in Appendix B which indicates the proposals for compensation and ecological enhancement as described below

9.3 New Hedgerow

A new native hedgerow will be planted along the full length of the northern boundary of the site to replace the scrub felling on site and provide mitigation for any lost nesting/commuting habitats. This will consist of at least 7 native species to include similar proportions of each selected from the following list of plants:

- Hawthorn (*Crataegus monogyna*)
- Hazel (*Corylus avellana*)
- Blackthorn (*Prunus spinosa*)
- Oak (*Quercus robur*)
- Crab apple (*Malus sylvestris*)
- Holly (*Ilex aquifolium*)
- Elder (*Sambucus nigra*)
- Wild privet (*Ligustrum vulgare*)
- Dogwood (*Cornus sanguinea*)
- Guelder-rose (*Viburnum opulus*)
- Wayfaring-tree (*Viburnum lantana*)
- Grey willow (*Salix cinerea*)
- Goat willow (*Salix capraea*)
- Hornbeam (*Carpinus betulus*)

Plants to be two year old pot grown shrubs planted in a double staggered row at a rate of at least four plants per meter. Apply a layer of mulch to a depth of 75mm around shrub base to suppress weeds. Spiral guards to be used to protect new shrubs from rabbits. Plants to be monitored for first year of growth and any which fail to thrive to be replaced. Trim lightly during the first three years. Establish an appropriate management scheme after around three years from planting to ensure establishment of a dense hedgerow which is optimal for protected species.

9.3 Hedgerow Management

Long term management of both the retained and newly created hedgerows is to be carried out in accordance with the relevant provisions set out in the PEA Para 6.2.5 for the benefit of dormice and hedgehog biodiversity.

9.3 Beetle/Stag Beetle Provision

Each garden to have to provision for invertebrates/stag beetles by creating a vertical log-pile, preferably in a shaded corner. Appendix B shows tips on how to build these to suit large or small gardens and suggested locations are shown on the plan in Appendix C.

9.4 Small Mammal Access Provision

Access points would be available below the new northern boundary hedge of which should be at least 150mm square to allow free movement of hedgehogs between garden and the pasure land to the north.

9.5 Gully Pot Mesh Ladders for Amphibians/Small Mammals

This provision is not required in this instance as no open gullies will be installed on this site. The parking areas are permeable and self-draining and rainwater downpipes will be sealed where these are inserted into drains at ground level.

9.6 New Domestic Lawns

New garden lawns to be of slow growing grasses with a selection of wildflowers that respond well to short mowing using floral Mixture EL1. No artificial pesticides or fertilisers should be applied on site. The mixture of plants is set out in the PEA Para 6.2.7.

10.0 Artificial Lighting Strategy

- 10.1 All external lighting to be of LED with glass glazing. Chosen fittings to be directional avoiding shining on potential bat roosts and flight paths. Do not use bare bulbs.
- 10.2 Lighting to be restricted to a minimum where only needed for health and safety, preventing light spill and spread with lighting below the horizontal of the fitting to downlight only where needed. Additional hoods, cowls or louvres may be used to further direct lighting.
- 10.3 Where lighting is needed for safety reasons, these are to be controlled by PIR motion sensors or timers set for dark periods only.

11.0 Ecological Enhancement

Refer to Appendices C & D

11.1 Bat Roosting Provision

One Schwegler 1FR built-in bat tube or similar Woodstone box to be installed into the outer block skin of the west facing rendered cavity external wall of the house on Plot 1 at the southern end and at the maximum height available in excess of 3m (below eaves) and decorated to match. Do not site above a window or door. No artificial lighting is to be installed which would shine directly into the access point of the bat box or flight path.

11.2 Bird Nesting Provision

One built-in WoodStone Estella 2 Chamber House Sparrow Nest Box or similar to be installed into the external wall of Plot 2 house in the east wall close to the north-east corner and at high level minimum 3m above ground level below eaves. Do not site above a window or door. Box to be built into outer skin of cavity wall.

11.3 Solitary Bee Provision

One Solitary Bee Brick to be built into the south facing wall of each house at between one and two metres above ground level. Bricks to be white to match render colour and set flush with wall face. Site close to a nectar source.

11.4 Native Tree Planting

Two additional native trees to be planted on the site to supplement existing retained trees. Choose container-grown trees for preference of at least 3m height. These are to be one Field Maple (*Acer campestre*) and one Wild Cherry (*Prunus Avium*) positioned where shown on the site plan in Appendix B. This will provide additional nesting and foraging opportunities. Planting to be carried out between the period between November to March when the ground is not frozen or waterlogged.

11.5 Native Shrub Planting

Various plant beds are suggested throughout the domestic garden areas of the development to be planted in native fruit and nut bearing shrub species selected from the list for the new hedge described above and mixed with a variety of non-native ornamental flowering shrubs to provide pollen and nectar. Final selections are to be to the householder's choice as befits a domestic garden.

12.0 Landscape Establishment and Maintenance

12.1 For details of the landscape maintenance plan refer to Appendix D below.

Existing Site Plan & Ecology



APPENDIX B

Site Plan indicating Ecological Mitigation & Enhancements



APPENDIX C

How to make a log-pile for stag beetles

How to make a log pile

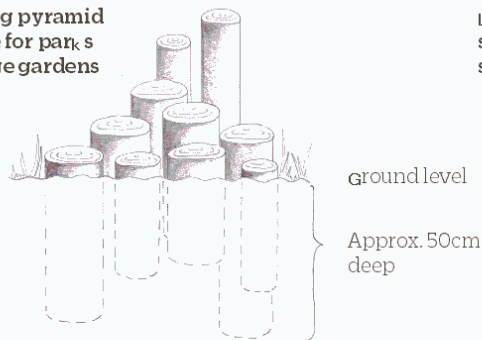
people's
trust for
endangered
species

- Log pyramids can be built at any time of year
- Use wood from any broadleaved tree
- The logs should be at least the thickness of an adults arm
- Site the logs in partial shade if possible to prevent them drying out
- Partially bury the logs in the soil so that they don't dry out
- Allow plants to grow over the log pyramid to retain moisture and provide shade

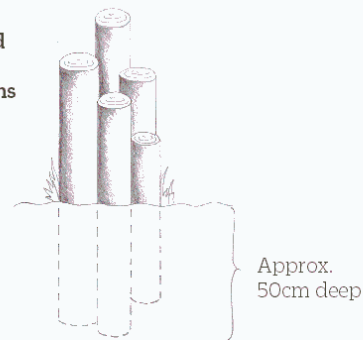
Your log pile will also benefit a range of other species including fungi, dead wood invertebrates and the animals that feed on them. It will be a great place for foraging small mammals, basking reptiles and potentially solitary bees.



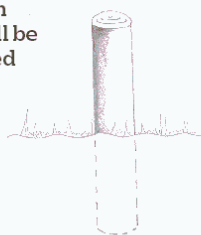
Large log pyramid
suitable for parks
and large gardens



Log pyramid
suitable for
small gardens



or, if space is
limited, a single
log on or in
the soil will be
appreciated



More tips for stag beetle friendly gardening

- Leave tree stumps in place if possible; they can become garden features with plants growing over them
- Try not to use pesticides
- Keep a lid on your water butt as stag beetles are known to fall in and drown
- Avoid using polythene sheeting to control weeds. Newly emerging stag beetles can get trapped beneath it in spring and die
- If you find larvae in the bottom of rotten fence posts and need to move them, dig a hole elsewhere in your garden and put them in together with some of the rotting wood from the original site. Cover loosely with soil

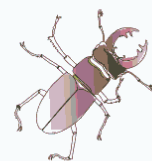
Images: oss Bower, Steve Eywood

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APPENDIX D

Bat, Bird & Bee Provisions



Schwegler Bat Tube 1F



WoodStone Estella House Sparrow Nest Box



Masonry Solitary Bee Brick

APPENDIX E

Landscaping Maintenance Plan

Planting Period

All planting, seeding and turfing to be carried out within the next available planting season immediately following completion of the building and external works and removal of scaffolding and protective fencing and barriers. Planting shall be carried out between March to October, preferably avoiding mid-summer for seeding and turfing. Where bare root shrubs are specified, these are to be planted within their dormant period between November-March otherwise potted or root ball shrubs of similar size are to be substituted.

General

Keep the whole site in a tidy weed free condition.

Trees, Hedges & Shrub Planting

Watering

All planting to receive watering for at least the first 2 growing seasons. Ensure sufficient water is applied to maintain healthy growth taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June). Wet soil to full rooting depth.

Weed Control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by hand-weeding/hoeing only. Ensure that the methods used will cause a minimum of damage to adjacent planted areas.

Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Carry out operations close to stems using hand tools.

Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

Mulch

Depth required: top up mulch to a minimum thickness of 50mm across all planting for trees, hedges, shrubs and trees.

Mulch spill on adjacent surfaces: Remove weeds and debris and return to planted areas.

Material : Bark Mulch. Melcourt 'Forest BioMulch' or similar approved. After 5 years utilise the compost created on site.

Fertiliser

Approved natural fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Carry out a single application between March and May for the first 3 years after planting.

Re-firming, check/tidy

General: Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.

Particular timing of inspections: After strong winds, frost heave and other disturbances.

Tree stakes and ties

Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil.

Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

Pruning generally

Pruning to be carried out in accordance with good horticultural and arboricultural practice. Standard: BS 7370.4, clauses 3.6.3 to 3.6.5

Trim individual plant appropriate to species, location and season to leave a well balanced natural shape.

Cutting: appropriate clean sharp tools. Clean cuts back to sound wood.

Pruning of trees

Tree work standards: to BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance.

During pruning protect adjacent structures, plants or trees.

Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level

with source stem or root.

Chain saw work: operatives must hold a certificate of Competence.

Timing: Prune between leaf fall and mid winter.

Pruning of hedges

Prune hedges only as advised in the PEA report and as described earlier.

Pruning of shrubs

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems.

Timing: Unless otherwise specified or instructed, prune:

- o Shrubs flowering between March and July immediately after the flowering period.

- o Shrubs flowering between July and October back to old wood in winter.

Reinstatement

Remove dead plants as soon as possible and replace when appropriate.