

Dear David,

APP/15/01074 Outline application for 5No. detached chalet style dwellings, 1No. Detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point. 11 Bound Lane, Hayling Island, PO11 9HU 15.1974

Thank you for consulting me on this application.

The application is accompanied by a Baseline Ecology Survey Report, a Bat Survey and Mitigation Report and a Reptile Survey and Mitigation Report (all Verdant Ecology Ltd, September 2015) which together provide a competent assessment of the site's ecological value and current ecological constraints.

The bulk of the site comprises a meadow of semi-improved grassland which has been cut for hay for at least 12 years (2002 HBIC report describes this management occurring). The grassland is not especially species-rich although there is a population of the noteworthy autumn lady's tresses orchid: this species is not uncommon in coastal south Hampshire, especially within gardens on Hayling Island. The meadow is bordered by mature plantings and a detached residential dwelling is situated in the north-west corner, surrounded by managed lawns and ornamental plantings. Overall, the site is not considered to be of particular ecological value although in the context of the surrounding residential development the site forms a significant greenspace.

The site has been subject to Phase 2 surveys for both bats and reptiles, the two species groups most likely to occur and potentially be impacted. No bat roosts were identified although it appears that common pipistrelle bats may be roosting to the north of the site and using the site to forage/commute. A small number of typical bat species were recorded from within the site. A small population of slow-worms has been recorded within the meadow grassland.

A series of mitigation, compensation and enhancement measures are provided. For reptiles these are outline and further detailed measures (such as treatment of retained receptor areas on site) will need to be provided prior to commencement. Impacts to bats will occur through a general net loss of available foraging/commuting habitat and so if the site is to remain suitable for bat species details of site lighting will need to be provided – this should include a lux contour map of the site, ideally three-dimensional. Details of adaptations to site lighting (where required) can be provided pre-commencement.

The ecology report correctly identifies that this development would require a contribution towards the Solent Recreation Mitigation Partnership (SRMP).

If you are minded to grant permission, can I suggest that a single, site-wide ecological mitigation and management plan is provided in order that all ecological measures are detailed within a single document.

Prior to the commencement of any development activities a single detailed scheme of ecological mitigation, compensation and enhancement measures (including but not necessarily restricted to: site plan showing all ecological mitigation measures; details of site lighting; details of reptile mitigation measures; details of the ongoing management and monitoring of retained/enhanced habitats and who shall be responsible) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the mitigation, compensation and enhancement measures detailed within the Baseline Ecology Survey Report, Bat Survey and Mitigation Report and Reptile Survey and Mitigation Report (Verdant Ecology Ltd, September 2015). Any such measures shall thereafter be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**