



Our ref: 7056

20th July 2016

Mr Peter Milburn,
Peter Hewlins Designs,
128 Duke Road,
London,
W4 2DF.

Dear Mr Milburn,

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

PV Ecology were instructed by Mr Nigel Kirkby (McAndrew Martin Chartered Surveyors) to prepare an initial Phase 1 Ecological Assessment of the site in February 2012 to support a planning application for the construction of two chalet-style bungalows. The Phase 1 findings were reported in February 2012 (PV Ecology, 2012) and should be read in conjunction with this updated site report.

Since the 2012 surveys, the site boundaries have changed to only include the site proposals within an area referred to as 'Plot 1' (drawing no. 101/P/197.07) in the PV Ecology 2012 report. The proposals within this area comprise of one building and garage which have been subject to minor dimensional alterations since 2012 (see **Appendix A** for current site proposals).

Prior to a planning application, a subsequent site visit of 'Plot 1' was commissioned and conducted on 15th July 2016 for the purpose of reviewing and updating the conclusions of the 2012 report.

One building and four types of habitat were recorded within 'Plot 1' during the Phase 1 Habitat Survey undertaken on 7th February 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

Following the update site visit (15th July 2016) we can confirm that there has been one material change to those habitat types previously surveyed. The semi-improved grassland has grown to now support a tussocky long sward (50-60cm) with an increased botanical diversity, whilst scrub habitats on site have advanced in patches amongst grassland and along site boundaries (**Figure**

1 & 2). Semi-improved grassland species include tussock-forming species such as cock's-foot (*Dactylis glomerata*), false oat-grass (*Arrhenatherum elatius*) and Yorkshire-fog (*Holcus lanatus*). Additional species were also abundant between grass tussocks including broad-leaved dock (*Rumex obtusifolius*), black nightshade (*Solanum nigrum*), common ragwort (*Senecio jacobaea*), creeping buttercup (*Ranunculus repens*), creeping cinquefoil (*Potentilla reptans*), creeping thistle (*Cirsium arvense*), common fleabane (*Pulicaria dysenterica*), common vetch (*Vicia sativa*), field horsetail (*Equisetum arvense*), field bindweed (*Convolvulus arvensis*), hogweed (*Heracleum sphondylium*) and *Stachys* species. Dense scrub is dominated with bramble (*Rubus fruticosus* agg.) with occasional non-native garden escapes such as *Crocosmia* species, mountain fleeceflower (*Bistorta amplexicaulis*) and Stag's horn Sumach (*Rhus typhina*). Additional small scale changes to the site include the removal of tree saplings and young trees such as holly (*Ilex aquifolium*) and elm (*Ulmus* species).



Figure 1: Semi-improved grassland in February 2012 (Picture taken from south of site)



Figure 2: Semi-improved grassland and dense scrub expansion of site July 2016 (Picture taken from south of site)

Receptors associated with semi-improved grassland and dense scrub habitats:

Reptiles:

Semi-improved grassland has developed a tussocky long sward across the majority of the site. Grassland tussocks in combination with increased 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 on site, a more diverse assemblage of invertebrate prey can be expected for species such as slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*). 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.

As a result of the natural expansion and structural change of grassland and dense scrub habitats on site since the 2012 surveys (PV Ecology 2012), the following surveys are required to support the planning application for the area associated with 'Plot 1' at 'Land North of The Retreat' (see **Appendix B** for site boundaries). Additional requirements and recommendations within the PV Ecology report (dated February 2012) are still appropriate with the exception of reptiles prior to Phase II reptile survey being undertaken.

Essential Pre-Application Further Survey Work

Reptiles

Further ecological survey work is required to establish the presence / likely absence of reptiles within the current site boundaries at Land North of The Retreat (**Appendix B**). A series of presence / absence surveys conducted in accordance with current reptile survey guidance (Froglife, 1999) will be required. Surveys must consist of a visit to set out artificial refugia within areas of suitable habitat (sheets of bitumen roofing felt / corrugated metal) which should be left undisturbed for two-weeks, followed by 7 separate visits to check the refugia for reptile presence.

Surveys must be conducted under suitable weather conditions and can commence from late-March and must be completed before the end of October. The results of the surveys will enable an assessment of the potential ecological impact of the proposals upon reptiles and inform an appropriate mitigation strategy, if required.

Yours faithfully

Marc Anderton MSc BSc
ECOLOGIST
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References

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

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

Appendix A – Site Proposals



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HEWLINS HOUSE
Proposed South Elevation

Scale 1:100
on A3

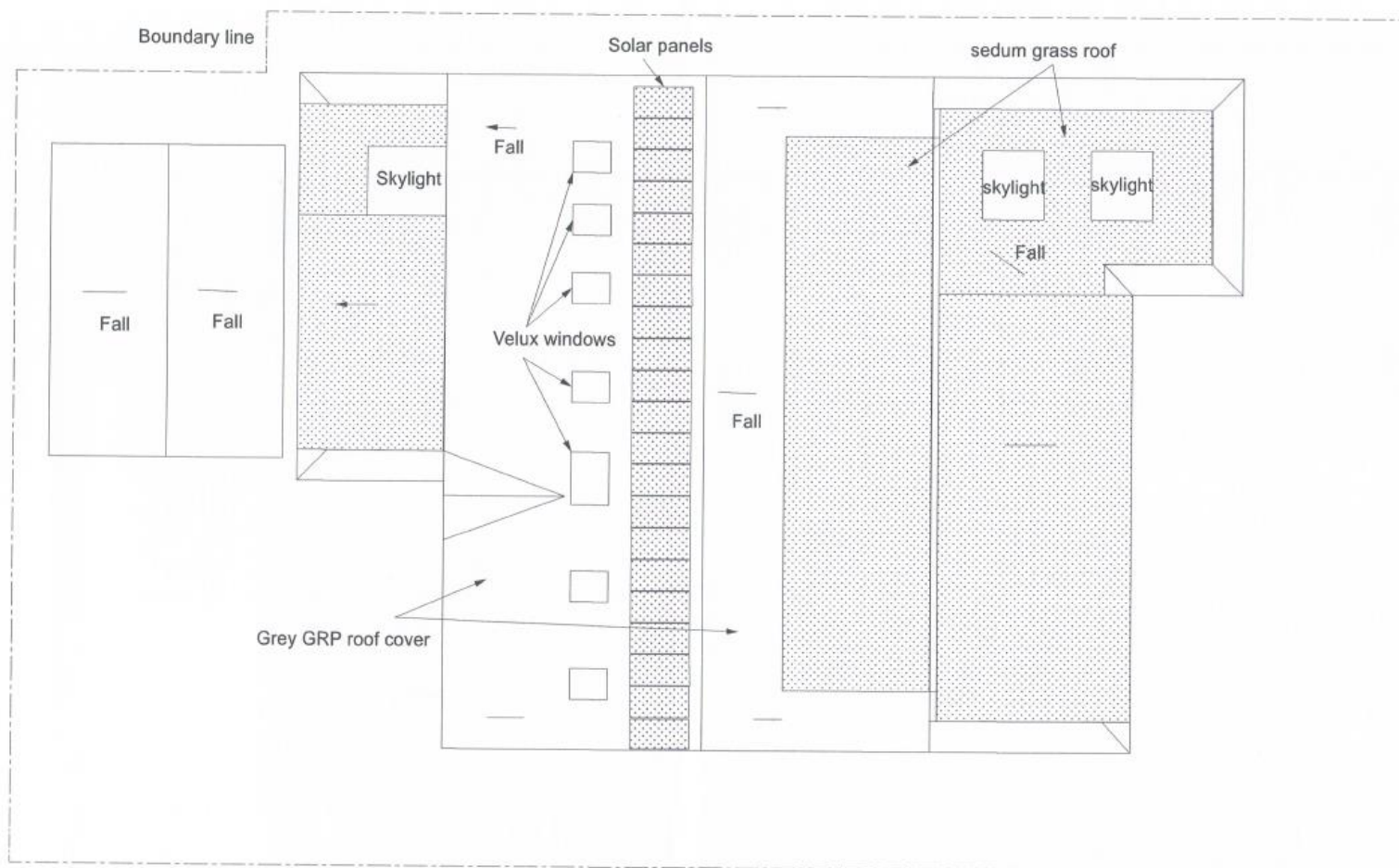
Site: Plot 1 next to the Retreat
Croft Lane
Hayling Island

Drawing No HHPSE

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

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HEWLINS HOUSE Proposed Roof Plan

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

Scale 1:100
on A3

Site: Plot 1 next to the Retreat
Croft Lane
Hayling Island

Drawing No HHRP

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Appendix B – Site Boundaries (—)

The Retreat, Croft Lane, Hayling Island, Hampshire, PO11 0LT

