



**David Leach Ecological Surveys
Environmental Consultants**

**The Rose in June
Hayling Island
Hampshire**

Protected Species Survey

Date: September 2012

Report compiled by D. V. Leach BSc. (Hons) CBiol. MSB. MIEEM

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1. Introduction.

Client: Monterrey Properties Ltd
c/o Simon Hildebrand
Sandrove Brahams & Associates Limited
126-134 Baker Street
London
W1U 6SH

Property Surveyed: Rose in June public house and car park,
Selsmore Road,
Hayling Island,
Havant,
PO11 9LB

Grid reference: SZ 724 991

Dates of Surveys:	Building Survey	8 th September 2012
	Dusk Activity Survey 1	8 th September 2012
	Dusk Activity Survey 2	15 th September 2012

Lead Surveyor: David Leach BSc (Hon) CBiol. MSB. MIEEM
(Natural England licenced bat worker).

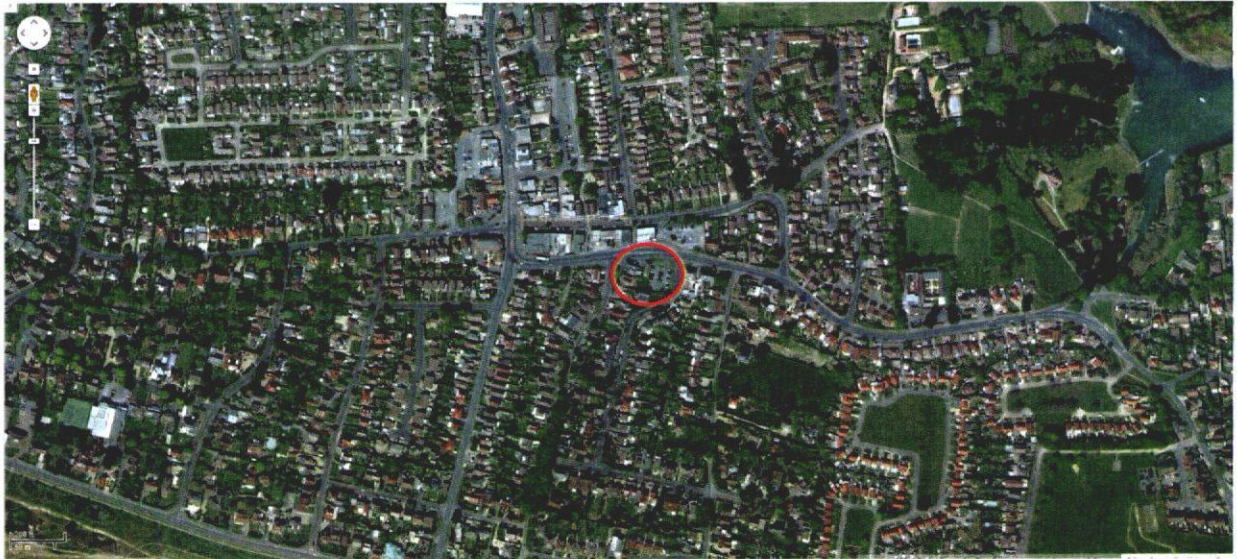
2. Aims of the Survey.

An ecological survey was required to look for protected species on the site of The Rose in June prior to developing the site which includes demolishing part of the existing building.

3. Site description.

The site, a former public house closed down in 2005, is situated in an urban area in the south of Hayling Island. The site is bordered on three sides by roads, including a busy main road. There is a residential property bordering the rear of the property. There are two car parks on site, one of which makes up almost half of the site area.

Google aerial images of site.



4. Methodology

4.1 Desk Study

This looked at the Natural England Nature on the Map web site to determine whether there were any nature reserves or protected areas local to the site.

A National Biodiversity Network's Gateway data search was also undertaken to look for records of bats in the area around the site.

4.2 Site Survey

This looked at the external and internal areas of the building and followed guidelines set out in the BCT Bat Survey Guidelines 2nd ed. (Hundt. L. 2012) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J). The presence of bats or signs of bats and possible entry points into the building was looked for.

Equipment used included 3.8m telescopic ladder, Leica 8x42 binoculars, digital camera, head torch and Clulite CB2 high powered torches, See snake inspection camera, Bat box Griffin detectors.

External signs of bats or potential use by bats were looked for. These included:-

- Bat droppings on walls, floors, window cills and in covered areas such as porches.
- Gaps in the woodwork of the eaves, soffits, fascias etc. and behind barge boards.
- Gaps in the brickwork and between door and window frames.
- Gaps around lead flashing on the roof.
- Gaps in the roof due to loose, slipped or missing tiles.
- Urine stains or grease marks around any gaps mentioned above.

All accessible areas of the internal space were carefully inspected for bats (live or dead) or signs of bats such as droppings, urine stains, signs of feeding such as moth wings, etc. Cobwebs which indicate no or infrequent use by bats were also looked for.

The site was also surveyed for other protected species following recognized guidelines (IEEM, ARC, BCT and JNCC).

4.3 Activity Surveys

Dusk activity surveys were carried out following guidelines set out in the BCT Bat Survey Guidelines 2nd ed. (Hundt L (2012) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J).

Dusk activity surveys were carried out by David Leach who is experienced in bat surveys, and who hold a Natural England bat license and is a full member of the Institute of Ecology and Environmental Management. D Leach was assisted by R. Leach who has experience in activity surveys using bat detectors.

Equipment used for the surveys included Batbox Griffin, Recordings were analysed using Batsound software.

Surveyors were on site at least 20 minutes before sunset and for at least 90 minutes after sunset for the dusk surveys.

5.0 Results.

5.1 Desk Study

There are two Sites of Special Scientific Importance within a 2 km radius of the site – Langstone Harbour, Chichester Harbour, and two Local Nature Reserves Gutner Point and Sandy Point The nearest site was 500m to the east. (Appendix iv).

A number of records of bats have been collected in the 10km squares around the site (table 1). The nearest records were for pipistrelle. sp. 1km west of the site.

Table 1. Species list of bats in 10km squares around the site

Species Name	Common Name
Pipistrellus pipistrellus sensu stricto	Common Pipistrelle
Pipistrellus sp.	Pipistrelle

5.2 Site Survey

Weather for initial survey: Dry and sunny at the time of the survey (18:30)
The external temperature was 20°C.

5.2.1 External survey.

The site is surrounded by roads on three sides and the driveway and house on the forth side. The large plot fronts onto a busy main road. At night the front and sides of the buildings are illuminated by the street lighting along the road outside the building. At the east of the site is a large car park and there is a smaller car park at the rear of the building. The area immediately around the rear and side of the building is patio/hard standing with two small areas of garden which has become overgrown with ruderal plants and brambles *Rubus fruticosus*. There are also two areas of Japanese Knotweed *Fallopia japonica* which require specialist treatment to eradicate them from the site.

There is very little habitat suitable for reptiles or amphibians on site or nearby and is isolated by roads, buildings and hard standing from areas likely to support reptiles and amphibians.

The buildings on site consist of the main public house which is two storey with brick walls and a complex pitched slate covered roof. There were some gaps under ridge tiles and also some slates missing from the east section of the roof. Light could be seen through the roof void showing that slates were missing from areas of the roof which could not be seen from the ground. It also indicated that the roof of the main building did not have a layer of underfelt or sarking boards lining the four sections of roof void. The walls were in good condition with no gaps.

At the rear of the building were a number of modern single storey extensions with brick walls and concrete tiled pitched roofs. There were areas of broken or missing tiles and it could be seen that there was no underfelt or sarking boards lining these roof voids. A number of these gaps were examined with binoculars or endoscope and no signs of bats were found. Many of the gaps under broken tile were covered with cobwebs. The walls were in good condition with no gaps. There was also a flat roofed extension with no potential for bats.

5.2.2 Internal survey.

An internal inspection was not possible due to asbestos issues.

5.2.3 Activity surveys

Weather conditions

Date	30 th August 2011	30 th August 2011
Sunset	19:33	19:17
Start Time	19:15	19:00
End Time	21:10	21:25
Start Temperature	20°C	19°C
End Temperature.	18°C	15°C
Cloud	20%	40%
Wind	No wind	Slight breeze
Precipitation	Dry	Dry

Two dusk activity surveys were carried out under good weather conditions. No bats were seen coming out of the gaps in the slates of the main building or under the tiles of the rear extensions. No bats were seen or recorded at the front or sides of the building on either of the surveys. Common and Soprano pipistrelle bats were recorded at the rear of the site. These were one or two individual bats which appeared from the gardens to the south of the site which foraged around the overgrown areas at the rear of the site for a while and then flew south back in the direction they came from. No bats went near the roof areas of the buildings.

6.0 Assessment.

- Although there are gaps in the roof of the buildings on the site none appeared to be being used by bats.
- The only bats recorded were low numbers of pipistrelle bats, probably one or two individuals foraging. These appeared and returned to areas south of the site.
- The site and area surrounding the site provides sub optimal habitat for bats.
- BCT guidelines states that the survey effort should be proportionate to the likely use of the site by bats and the potential effects of the proposed development on these species present.
- The site is on a busy road, illuminated at night, has large areas of hard standing, few roosting opportunities for the species of bats found in the area and low numbers of bats were recorded on two dusk surveys. It was decided that it is unlikely that the site holds a roost and that a further dusk survey would not provide any more useful information.
- There were no signs of other protected species such as slow worms.

- The proposed development is unlikely to have a significant effect on the local population of protected species or protected habitats nearby and no further surveys are recommended.
- This report supports the findings of two previous reports from 2009 which found no evidence of protected species and no suitable habitats for protected species on site. They also concluded that the developments will have no significant effect on the protected areas within a 1km radius of the site.

7.0 Mitigation.

- No bats or other protected species will be affected by the proposed development and no mitigation is required.
- Some of the gaps in the roofs are large enough to allow birds to enter and potentially nest. (feral pigeons were noted on a previous survey). Nesting birds are protected by law (not feral pigeons) and the site should be checked by a competent person prior to work starting. If any active nests are found work should be delayed until the young have fledged.
- If work has not started within 12 months of this report a new bat survey should be undertaken to assess status of the bats and roosts at that time and update the mitigation plan if necessary.

8. Appendices

i) Legislation.

Under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way (CroW) Act 2000, all bats have legal protection. In addition any structure which shows signs of use by bats either currently or in the past, for shelter or protection, is classed as a bat roost and both the roost and any bats using it are protected by law which makes it an offence to:

- Intentionally or recklessly kill or injure or take any bat.
- Intentionally or recklessly damage or destroy any bat roost and to obstruct access to that roost.
- Intentionally or recklessly to disturb any bat using a structure as a roost.

Protection is also afforded to bats under the Conservation (Natural Habitats & c.) Regulations 1994 (the Habitats Regulations) Amended 2007
Annex IV lists all bats

Regulation 39 makes it an offence to:

- Deliberately kill or capture a bat.
- Deliberately disturb a bat.
- Damage or destroy a resting place or breeding site of any bat.

If any proposed development would result in the otherwise illegal acts above, a licence must be obtained from Natural England prior to any work being carried out. A licence will only be granted if there is no satisfactory alternative and the authorised action will not be detrimental to the maintenance of the population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended) also protects all reptiles from killing, injury and sale.

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to damage or destroy the nests of birds of breeding birds (with the exception of certain pest species). The bird nesting season is generally defined as being between mid February and August inclusive although nesting outside of the period is not unusual if conditions are favorable

ii) **References**

- **Mitchell-Jones A. J. & McLeish, 2004.** *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.
- **Stebbins R.E., 1986.** *Which bat is it?* The Mammal Society and The Vincent Wildlife Trust, London.
- **Natural England and Countryside Council for Wales, 2007.** *Disturbance and protected species: understanding and applying the law in England and Wales. - A view from Natural England and the Countryside Council for Wales.* United Kingdom.
- **Hundt L, 2012** BCT Bat Survey Guidelines 2nd ed. Bat Conservation Trust, London, United Kingdom.
- **English Nature 2004.** *Bat Mitigation Guidelines*

iii) **Useful contacts**

Natural England, Hampshire & the Isle of Wight

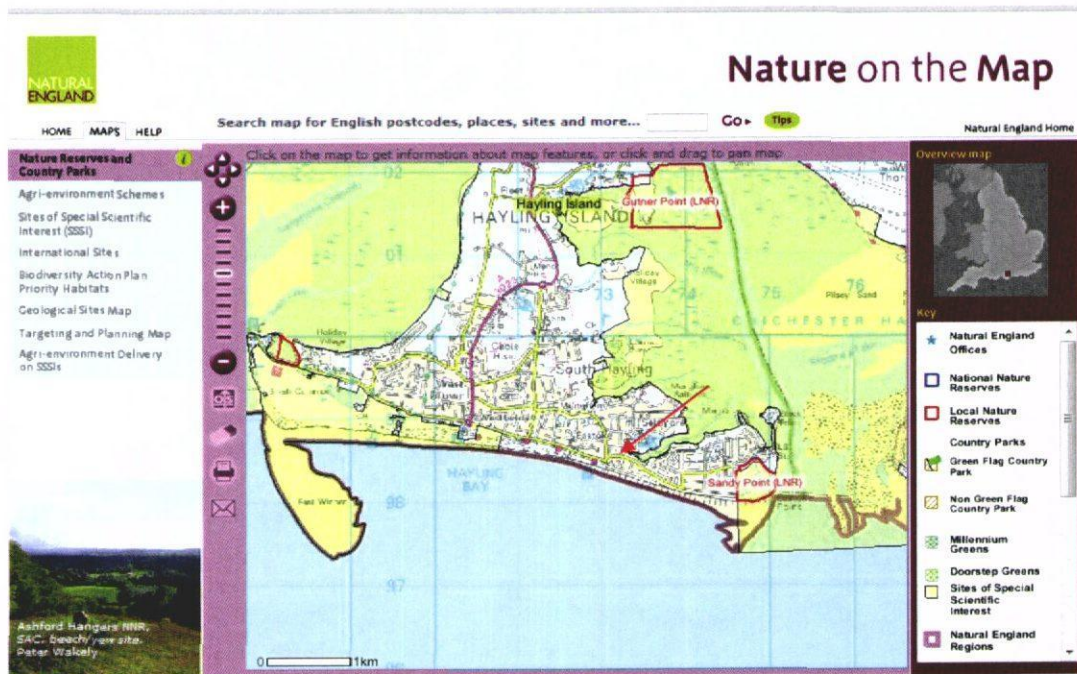
Natural England, 2nd Floor,
Cromwell House,
15 Andover Road,
Winchester, Hampshire,
SO23 7BT
Tel: 0300 060 2514
Email: enquiries.southeast@naturalengland.org.uk

Ecology Group,
Environment Department
Hampshire County Council
Capital House,
48-52 Andover Road,
Winchester,
SO23 7BH
Tel: 01962 832318; Fax: 01962 832312

www.hants.gov.uk/biodiversity

iv) Maps.

Map of area around the site showing designated areas of conservational or scientific interest.



v). Photographs

North (front) aspect



North east aspect



Gaps in main roof



Gaps in roof of rear extension



Gaps in roof of rear extension



Car park to east of site





David Leach BSc. (Hons) CBiol. MSB. MIEEM

Disclaimer.

All reasonable effort has been made to provide accurate information at the time of the survey. However weather conditions and the timing of surveys can affect the results. Some species or signs of that species will only be visible at certain times of the year e.g. the nesting season for birds is usually between March and September. The absence of certain species or signs of use at the time of a survey does not mean that they are not present at other times of the year and does not imply that a species might not use the site at some time in the future.

Phone: 01929 462179

Mobile: 0775 6855212

E-mail: dleach718@btinternet.com

Systemkey: 229462

DELEGATED/COMMITTEE DATE:

HDC REPORT - PART 1/2/3/4

DEPUTATIONS()

REASONS FOR COMMITTEE REFERRAL:

Red Card - Councillor.....

/HDS Referral /HBC owned land/ HBC application/ Applicant's Request/ 3rd Party Request

DETAILS OF APPLICATION

APP. NUMBER: APP/13/00093

CASE OFFICER: Mrs R Hebden

Date to C/O: 06.02.13

SITE ADDRESS: Land at former Rose in June, 2 Selsmore Road, Hayling Island, PO11 9LB

PROPOSED DEVELOPMENT: Change of use and single storey extension of the former Rose in June Public House to form a retail convenience store with associated vehicle and cycle parking, access, delivery layby, bin storage and landscaping.

APPLICANT: Mr Kricheli, Monterrey Properties

AGENT: Miss Burt, Savills Planning

AGENT'S PHONE NUMBER:

DATE REC'D: 29 January 2013

DATE VAL: 31 January 2013

DATE ACK: 06 February 2013

PUBLICITY EXPIRY DATE: 06 March 2013

STAT. 8 WEEK DATE: 28 March 2013

SITE VISIT BY: 14 February 2013

ACTUAL DATE:

INITIAL ASSESSMENT BY: 18 March 2013

ACTUAL DATE:

RECOMMENDATION

AMENDED PLANS Received:

AMENDED LETTERS Received:

ADDITIONAL LETTERS Received:

ADDITIONAL PLANS Received:

ADDITIONAL INFO Received:

REVISED CERTIFICATES Received:

DESCRIPTION AMENDED: Y/N

Objections

Number...

Source....

Summary...

Representations

Number....

Source....

Summary...

Special Letters required: YES/NO Applicant/ Objectors/ Neighbours/ Consultees

Temporary Permission Expiry Date:

Reserved Matters Application: O/L App. No.

dated

Compliance with conditions Nos:

Legal Agreement Required: YES/NO

S106 Agreement Required: YES/NO

No. of Units proposed:

No. of new 1 or 2 bed. units:

Floorspace existing:

No. of Units lost:

Floorspace proposed:

Density:

No. of Units existing:

Floorspace lost:

Contribution(£):

Site Area:

Current/last known Use:

RECOMMENDATION:

Case Officer:

Team Leader:

Head of Dev & Tech Services:

Date:

Date:

Date:

Notes to Team Admin Assistant:

Validation Sheet

Site Address: Land at former Rose in June, 2 Selsmore Rd, H.T.

Application Number: APP/13/00093 Application Type: Full

Registered By: Dawn
Date: 30.1.13

Validated By: Jady

History	Area
Gen No: 13/00071 GE	Sub Area: H1
Previous App No: GEN/12/00571	Ward: HE
Previous Case Officer: SS	DC Team: Team 1

Constraints (see notes overleaf)

Aquifer Protection Zone	Yes	☒ No	Adj
Adopted Highway	☒ Yes	No	
AONB	Yes	☒ No	Adj
Archaeology	Red	Orange	Yellow Green ☒ N/A
Building of Local Interest	Yes	☒ No	
CH Policy L1	Yes	☒ No	Adj
Conservation Area	Yes	☒ No	Adj Name:
ENCZ	Yes	☒ No	Adj
Flood Zone	☒ 1	2	3
Footpath	Yes	☒ No	Number:
Gas Pipeline	Yes	☒ No	
Landfill	Yes	☒ No	
Land Terrier (HBC land)	Yes	☒ No	
Langstone C19	Yes	☒ No	Adj
Listed Building	Yes	☒ No	Adj Grading: I II II*
Radon [highlighted red]	Yes	☒ No	
SAC	Yes	☒ No	Adj
SINC	Yes	☒ No	Adj
Southern Water	☒ Yes	No	
SPA	Yes	☒ No	Adj
SSSI	Yes	☒ No	Adj
TPO	Yes	No	☒ Adj TPO No: 1770

Consultations and Publicity

Consultations (by code) AO ARB BC ED(int) HW HE
PL PP SW

Neighbour Letters: ☒ Yes No
Site Advert (statutory) ☒ Yes ☒ No Coding:
Site Notice ☒ Yes No Coding: W1

Application Details

Ownership Certificate A ☒ B C D Statutory Class: Q18
Decision Level: Del Com Allocated to Case Officer: RH

Fee Received £ 1925 Fee Required £ 1925 Officer Initials: Jhu

Description Use applicant description Yes No

change of use and single storey extension of the former Rose in June public house to a retail convenience store with associated vehicle and cycle parking, access, delivery lobby, bin storage and landscaping

It is my opinion that this application is valid on (date): 31.1.13

Signature (Validating Officer) and date

Counter Signature (TL) and date

Jhu 1.2.13

S J Weaver 4/2/13

Additional Notes to Case Officer/Adm:

Please discuss asap with Sally - she has done pre-app but not for this design!

Design quality looks poor - what are options for improvement? Was pre-app better?

Validation Sheet

Reasons why invalid

fee calc - gross add. floor space $349 \text{ m}^2 = 349/75 = 4.65$
 $5 \times 385 = £1925$

existing floor plans + elev.

Prop. floor plans.

vent/fumes?

burn store area

Constraints (Notes)	
Aquifer Protection Zone	PW (except HH)
Adopted Highway	May need amended red line and Ownership Cert B (check)
AONB	CH, EN (except HH)
Archaeology	CA (except HH)
Building of Local Interest	CO
CH Policy L1	CH
Conservation Area	CO
ENCZ	EN (except HH)
Flood Zone	EG (except HH), FZ2 or 3 needs Flood Risk Assessment
Footpath	OS, RW
Gas Pipeline	SG
Landfill	EA
Land Terrier (HBC land)	VA
Langstone C19	LH
Listed Building	CO, HER & NA (dependent on grading and demolition works)
Radon [highlighted red]	HE
SAC	HT (except HH), RS (except HH)
SPA	EN (except HH), HT (except HH), RS (except HH)
Southern Water	BC (except HH), SW
SINC	FC (except HH)
SSSI	CH, EN (except HH)
TPO	ARB



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Civic Centre Road
Havant
Hampshire PO9 2AX

tel 023 9247 4174 fax 023 9248 0263
www.havant.gov.uk



Havant
BOROUGH COUNCIL

Title:

Land at Rose in June
2 Selsmore Road

Drawn By:

Scale:

1:1250

Drawing No:

Cleaner, Safer, More Prosperous

Ref: 229961

Case Officer: *BC*

GEN expiry date *17/05*

Case Number:

GEN/13/00327

Planning Portal Reference:

Site Address:

Land Adjacent to the Rose In June, 2 Selsmore Road, Hayling
Island, PO11 9LB

Original Description of Work:

Proposed site layouts to redevelop site.

Todays Date:

17 April 2013

Reception Date:

12 April 2013

Application Form(s)	Yes/No
Plans (A3/A4)	Total:
Plans (A1/A0)	Total:
Receipt(s)	Yes/No
Certificate(s)	Yes/No
Other Document(s)	Please list:

Michelle Houghton

From: Rachael Hebden
Sent: 16 April 2013 11:43
To: bst shared
Cc: Sally Smith DC
Subject: FW: Land adjacent to the Rose in June, Hayling Island - request for pre-app meeting
Attachments: Photographs of Rose in June site.pdf; P 016 C.PDF; L130411 Land adjacent to the former Rose in June public house, Hayling Island - pre-application enquiry.pdf; ATT00001.txt

Please can this be logged as a new gen?
thanks

From: Elizabeth Burt [<mailto:EBurt@savills.com>]
Sent: 11 April 2013 17:04
To: Rachael Hebden
Cc: Sally Smith DC
Subject: RE: Land adjacent to the Rose in June, Hayling Island - request for pre-app meeting

Rachael

Thank you for confirming this and we look forward to a date. Please find attached the proposed site layouts (three options) along with a cover letter and photographs of the site. We would like to pay the pre-application fee (£200) by card if this is possible? Can you let me know who I need to contact to do this please?

Kind regards

Elizabeth

From: Rachael Hebden [<mailto:Rachael.Hebden@havant.gov.uk>]
Sent: 11 April 2013 16:25
To: Elizabeth Burt
Cc: Sally Smith DC
Subject: RE: Land adjacent to the Rose in June, Hayling Island - request for pre-app meeting

Dear Elizabeth,

As I have a limited number of days remaining at Havant I need to check to see who my Line Manager wants this to be allocated to (for continuity he might want it to go to another officer who will also be able to deal with the application). He's on leave this week but will be back next Monday. I'll check with him and get back to you asap. In the meantime please forward the plans so that they can be registered.

Regards,

Rachael

From: Elizabeth Burt [<mailto:EBurt@savills.com>]
Sent: 11 April 2013 09:37
To: Rachael Hebden
Cc: Sally Smith DC
Subject: Land adjacent to the Rose in June, Hayling Island - request for pre-app meeting

Dear Rachael,

Land adjacent to the former Rose in June public house, Hayling Island

Alongside revising the design for the proposed retail store at the former Rose in June public house, we are getting underway with the design for the remainder of the site. We are proposing residential development here which was

mentioned at our original pre-application meeting with the Council on the retail proposal. I will formally submit the information required today including plans, a cover letter, planning/design statement and fee for the pre-application.

Would you be able to propose some meeting dates to discuss this please over the next week?

We are keen to receive the advice of the Council and submit the application and receive approval before the implementation of CIL which is likely to adversely affect the viability of the site. As you are aware the site has been vacant for a number of years and the existing consent for residential is unviable as shown by no interest being received by the market to buy the site with the existing permission. We are therefore very keen that we bring the site back into active use and provide a high quality, complementary and viable development for the area.

If you could propose some dates for a meeting that would be really appreciated. I will also send you a copy of the submitted pre-application information.

Kind regards

Elizabeth

Elizabeth Burt MRTPI MSc BSc (Hons)
Associate
Planning

Savills, 2 Charlotte Place, Southampton, SO14 0TB

Tel :+44 (0) 23 8071 3946

Mobile :+44 (0) 7807 999 039

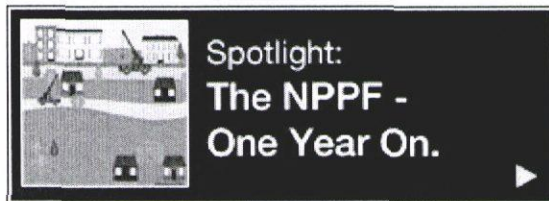
Email :eburt@savills.com

Website :www.savills.co.uk

savills



Before printing, think about the environment



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11 April 2013
SNPL 252 837

savills

Rachael Hebden
Development Control
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Dear Rachael

PRE-APPLICATION ADVICE – LAND ADJACENT TO THE FORMER ROSE IN JUNE PUBLIC HOUSE, HAYLING ISLAND

On behalf of my client, Monterrey Properties Ltd, please find enclosed details of the proposed residential development on land known as land adjacent to the former Rose in June public house, Hayling Island. A site plan is enclosed with this letter identifying the location of the site and proposed layout (ref P-016 C). Also enclosed are photographs of the development site. Payment for the pre-application service of £200 will be made to the Council.

Proposed development

The proposed development of the site is shown on the enclosed plan and comprises the development of 4 residential units (C3) with private garden space, access and parking.

As you are aware the remainder of the site is proposed for a retail use and we are currently in discussions with the Council on a revised design for submission.

Key considerations

The site is located within the settlement boundary of Hayling Island where policy CS9 of the Core Strategy permits residential development in principle where a suitable density is achieved taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding character and built form. The principle of residential development on the site has previously been accepted by planning application 09/55136/002. The proposal provides 3 x three bed dwellings and 1 x four bed dwelling providing a mix of dwelling sizes and reflecting the character of the area. It is acknowledged that this is an important corner plot site and as such a high quality development will be proposed. The site is brownfield land and currently vacant and underused and therefore provides a key opportunity for redevelopment.

The surrounding area consists of a mix of dwelling sizes including 1.5, 2 and 2.5 storeys, in detached, semi-detached and terraced styles. The proposal has sought to reflect the character whilst making the best and most efficient use of the site taking into account surrounding development and site characteristics. Dwellings will be no more than 2.5 storey and will be semi-detached and detached. All dwellings will be market housing as the site does not meet the threshold for affordable housing in accordance with policy CS9.

The layout of dwellings within the site has been designed to make best use of the site whilst respecting neighbouring dwellings. Three options for the site have been proposed for discussion. In all options the units front on to Mengham Avenue with access provided from this road. Dwellings will be designed to provide

active frontages to the street scene whilst ensuring they are not overlooked and do not cause any overlooking. Parking is proposed to the front of the dwellings to enable easy access and manoeuvring with parking levels provided in accordance with the Council's Residential Parking and Cycling SPD. In terms of materials, these will reflect the local area and be of a high quality. The exact materials will be determined as the design evolves.

Access is proposed from Mengham Avenue with the creation of a new access to serve the dwellings. Each dwelling will be provided with private amenity space.

All required surveys and assessments will be carried out prior to the submission of the application.

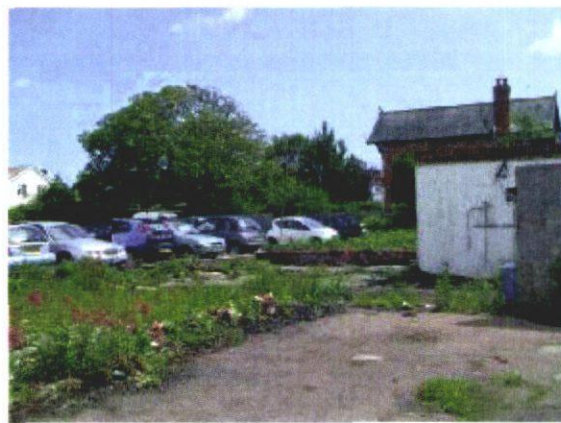
We would be grateful if you could confirm a date for a meeting to discuss the proposed development.

Yours sincerely

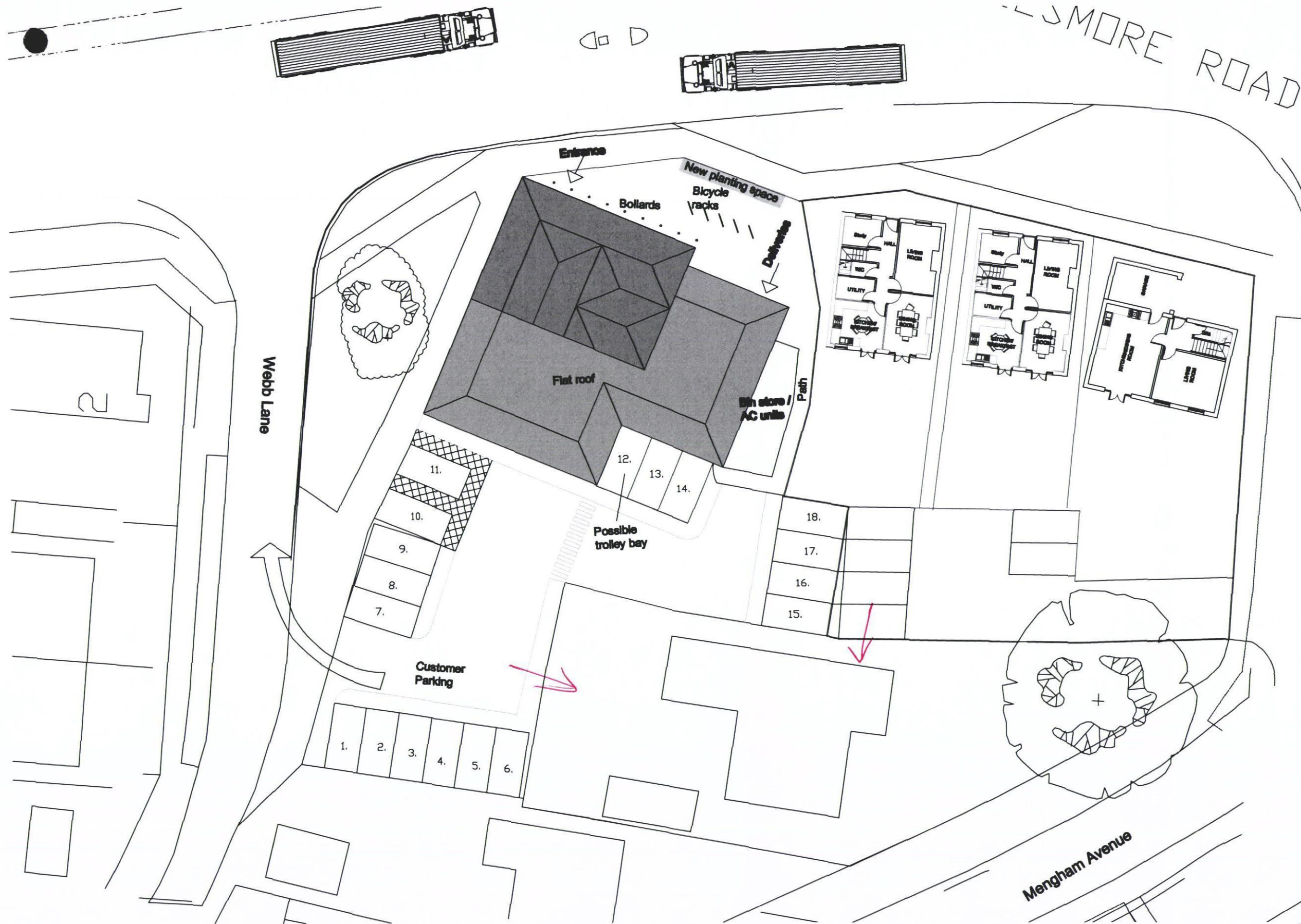
A handwritten signature in black ink, appearing to read "EBurt", written in a cursive style.

Elizabeth Burt
Savills Planning

Photographs of Rose in June site, Hayling Island







Poor impact on Mengham Av
Awful impact on no. 2!

& CIL.

revisions

.....

client

drawn by
MM

checked by
NEI

project

Rose in June
Hayling Island

drawing

Residential sketch - 2 x lg 3 bed, 1 x 4 bed

drawing no.
P - ????

revision

date
????/05/13 NTS

scale at A3

job no.

SNBC251803

Building & Project
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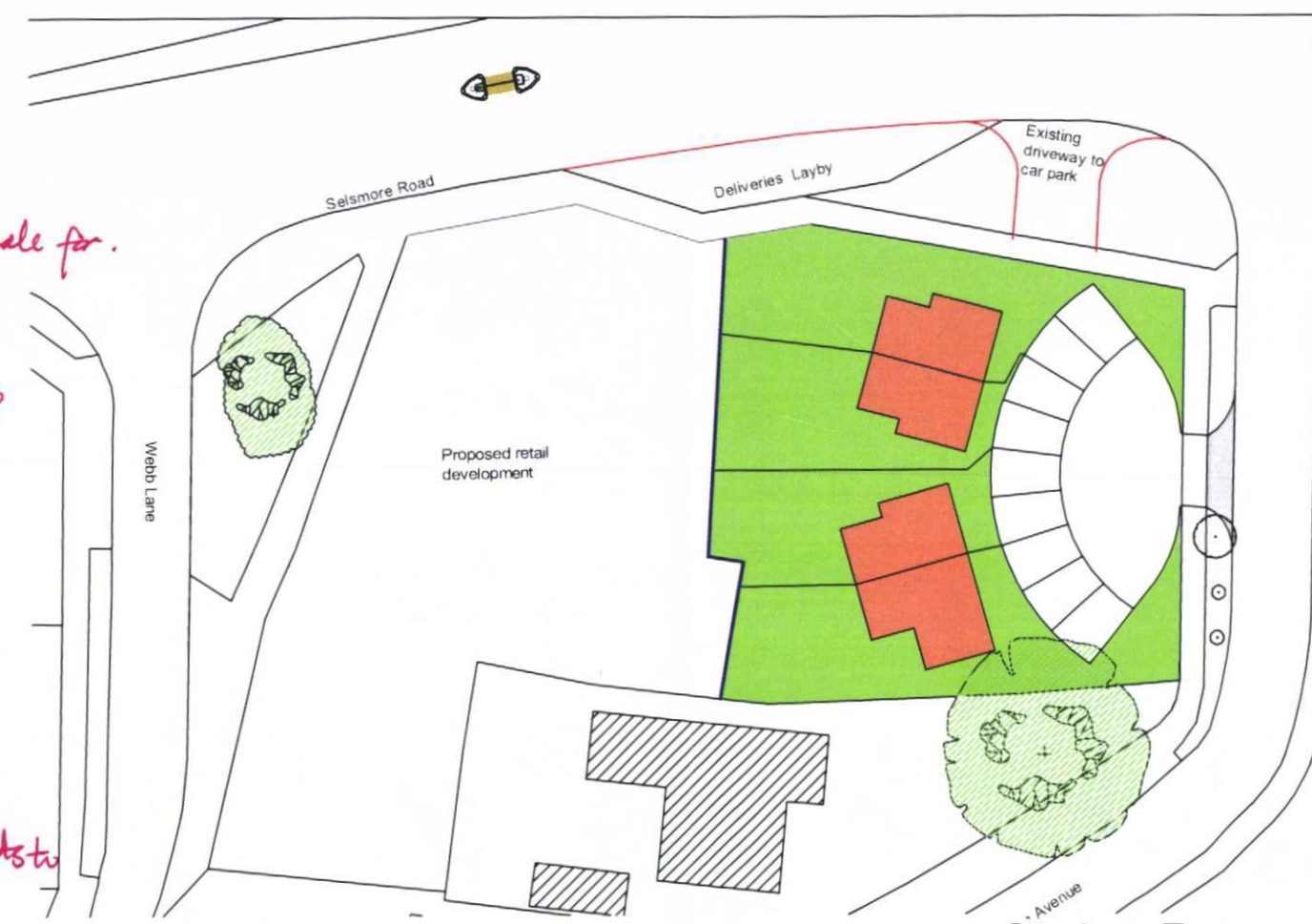
savills



Option A

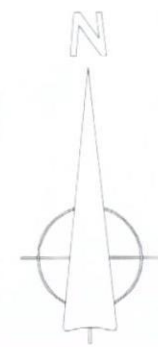
Justify rationale for.
Exp
Joint access?
↓
not ideal.

with
HW connections
follow.



Option B

Residential Development Layout Options



Option C

revisions	
A	Layouts changed
B 10/04/2013	Layouts Changed
C 11/04/2013	Layouts changed

client
 drawn by JP
 checked by NEI
 project
 Rose in June
 Hayling Island
 drawing
 Residential development options

drawing no. P - 016
 revision C
 date 04/01/13
 scale at A3 1:500
 job no. SNBC251803

savills

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