
Biodiversity Statement

Site Address: 322 Seafront, Hayling Island, Hampshire PO11 0AZ
Proposal: Single-storey side and rear extension and detached garage
Applicant: Mr & Mrs Earle
Agent: David Wilson of SurveyCloud Ltd
Date: 08/07/2025

1. Site Description and Context

The application site is a detached residential property located on the seafront at Hayling Island. The plot includes an existing single-storey garage to the side of the house and a landscaped front and rear garden. The proposals include demolition of the existing garage to enable a single-storey side and rear extension, with the erection of a new detached garage to be located to the front portion of the garden.

The site lies within Havant Borough Council's 5.6km Coastal Buffer Zone, which relates to the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, designated to protect coastal biodiversity from the cumulative recreational impacts of residential development. Importantly, the site is not within a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Conservation Area.

The areas affected by development include previously developed land (existing garage and driveway) and maintained domestic garden.

2. Assessment of Existing Biodiversity Value

The existing garage is a modern single-storey structure with limited potential for protected species. The surrounding garden areas are landscaped and regularly maintained. There is no evidence of roosting bats, nesting birds or other protected species within or around the existing garage or the affected parts of the garden. No mature trees are present in the development zone. Some low-level ornamental planting in the front garden may be disturbed during construction. No hedgerows or ecologically valuable features are present.

3. Proposed Biodiversity Enhancements

To support biodiversity net gain in accordance with the NPPF, Local Plan Policy E14 and national best practice, the following enhancements will be implemented. One bat box or bee brick will be installed to the new garage or extension, positioned a minimum of 3m above ground and away from artificial lighting. One bird nest box for small garden birds (e.g. blue tit or sparrow) will be fixed to a suitable wall or tree within the front garden. Any new planting will include native, nectar-rich species such as lavender, foxglove or dog rose to support pollinators and seasonal biodiversity. Where new hardstanding is introduced (e.g. for the garage base or footpaths), permeable materials will be used to support natural drainage and protect soil ecosystems.

4. Construction Mitigation Measures

External lighting will be kept to a minimum and directed downward to avoid disturbance to bats and other nocturnal wildlife.

5. Conclusion

The proposed demolition and redevelopment will be contained within previously developed or low-ecological-value garden land. The site is not within any nationally or locally designated conservation or ecological site and no evidence of protected species or habitats has been identified.

The development includes biodiversity enhancement measures such as wildlife boxes, pollinator planting and sustainable surface materials, resulting in a minor but measurable biodiversity net gain.