

36 STATION ROAD, HAYLING ISLAND, HAMPSHIRE

PRELIMINARY ECOLOGICAL APPRAISAL

FOR: STUDIO FOUR ARCHITECTS LIMITED

Final Document

December 2015

Preliminary Ecological Appraisals • Phase 1 and 2 Surveys • NVC • EcIA • Management Plans • Protected Species Licensing
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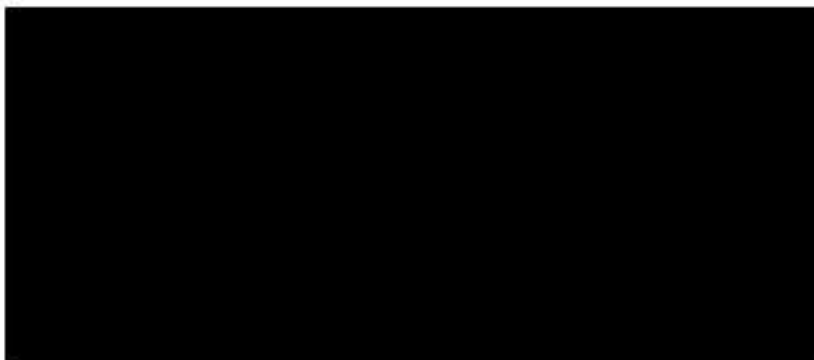
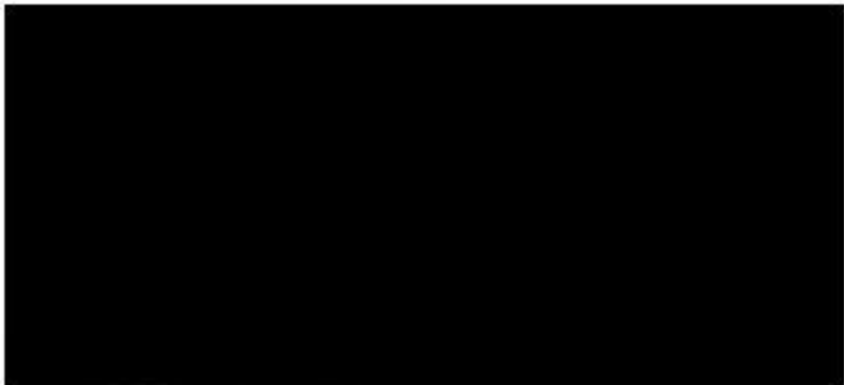
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ECOSA Quality Assurance Record

This report has been produced in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2015¹. The Preliminary Ecological Appraisal was undertaken in accordance with the following guidelines:

- Joint Nature Conservation Committee (2010) Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit. Peterborough, UK²
- Hundt L. (2012) Bat Surveys: Good Practice Guidelines, (2nd Ed.), Bat Conservation Trust
- Bright et al. (2006) The Dormouse Conservation Handbook (2nd Ed.). English Nature, Peterborough, UK
- Froglife (1999) Reptile Survey: A Guide to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation, Froglife Advice Sheet 10
- English Nature (2001) Great Crested Newt Mitigation Guidelines. English Nature, Peterborough

Description:	Preliminary Ecological Appraisal
Produced For:	Studio Four Architects Limited
Issue:	Final
Date of Issue:	7 th December 2015
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¹ Chartered Institute of Ecology and Environmental Management (2015). *Guidelines for Ecological Report Writing*. Technical Guidance Series. <http://www.cieem.net/publications/23/ecological-report-writing>

² The standard JNCC Phase 1 habitat survey methodology involves the production of a Phase 1 map showing the location and extent of habitat types, however, given the limited size and complexity of the site surveyed a Phase 1 habitat map has not been produced in this instance.

This report is a preliminary ecological assessment. According to CIEEM guidelines, a preliminary ecological assessment “*can be used as a scoping report (for non-Environmental Impact Assessment (EIA) projects), but should not be submitted as part of a planning application unless it can be determined that the project would have no significant ecological effects, no mitigation is required and no further surveys are necessary.*”

This report can be submitted as part of a planning application, as it has been determined that the project will have no significant ecological effects and no further surveys are required.

36 STATION ROAD, HAYLING ISLAND, HAMPSHIRE

PRELIMINARY ECOLOGICAL APPRAISAL

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Map 1 Site Location

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EXECUTIVE SUMMARY

- An extended Phase 1 ecological survey was undertaken on 1st September at 36 Station Road, Hayling Island, Hampshire PO11 0EQ. The site proposals entail the demolition of the existing on-site buildings to facilitate the construction of a new commercial unit with residential flats.
- The extended preliminary ecological appraisal was undertaken to ascertain the potential for protected habitats and species to be present within the site.
- The site is situated in a suburban location within West Town in the southern area of Hayling Island. Hayling Island lies just off the south coast in the borough of Havant, Hampshire, situated between Portsea Island and Thorney Island. The site is situated on the junction of Station Road, which forms the southern boundary, and West Lane, which forms the eastern boundary. The site is located approximately 155 metres (m) north of Hayling Park and 620m north of Sea Front (road).
- The site covers approximately 0.17 hectares (ha) and consists of two former dwellings and a commercial unit containing a carpet showroom and flooring store, and various workshops and stores with surrounding hardstanding. The most substantial areas of vegetation are the disused and overgrown gardens at the front and rear of the two former dwellings. The site is surrounded by commercial development and residential housing and gardens.
- There are six statutory and six non-statutory designated sites of nature conservation situated within a 1km radius of the site.
- The site is dominated by buildings, hardstanding and species-poor semi-improved grassland. Vegetation on site is largely present within the disused gardens adjacent to the former dwellings; the gardens contain a small number of scattered trees and areas of shrub. The site contains common and widespread species-poor habitats that are typical of gardens and disused areas, therefore the site is considered to have negligible ecological value overall.
- Japanese knotweed, an invasive species, is present on site and has established itself beneath the concrete and beneath a shed within the neighbouring property to the north. The on-site buildings provide some potential bat roosting features, such as minor gaps around the eaves; however, these gaps are either superficial or covered by cobwebs (indicating no recent bat access or egress). Additionally, the site is located within an urban environment. Further to the above, the on-site buildings are all considered to have negligible potential for supporting roosting bats.

- While the site has high potential to support these nesting birds overall, given the limited extent of available suitable habitat, the site is considered to be of low value to breeding birds. The site has negligible potential to support any other protected species.
- Proposed landscaping should incorporate native tree and shrub species rather than cultivars. Japanese knotweed was recorded on site during the survey. Following the site visit, a programme to eradicate Japanese knotweed from the site has been instigated and control efforts begun.
- The works should be undertaken outside of the main breeding bird period from late March to August, inclusive. Where this is not possible an ecologist should be present immediately prior to removal of vegetation to check for breeding birds. Active nests should be left with an undisturbed 5-10m buffer until nesting ends.
- If works have not commenced by September 2017, or the proposals for the site change significantly, it is recommended that the ecological assessment is updated. This is because many of the species considered during the current survey are highly mobile and the ecology of the site is likely to change over this period.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been contracted by Studio Four Architects Limited to undertake a preliminary ecological appraisal at 36 Station Road, Hayling Island, Hampshire PO11 0EQ. The site is centred on National Grid Reference (NGR) SZ 71251 99638 (**Map 1**).

This report presents the findings of the extended Phase 1 ecological survey carried out by ECOSA on 1st September 2015.

1.2 Aims and Scope of Report

This report is based on a Phase 1 field survey and desktop study which is aimed at assessing the suitability of the site and its immediate surrounds to support notable habitats and protected species. This information allows an initial assessment of the biodiversity value of the site to be made, potential constraints to be identified, and mitigation and compensation measures to be developed.

1.3 Site Setting and Description

The 36 Station Road site is situated in the South Coast Plain National Character Area, described by Natural England as follows³:

“The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.

Some three per cent of the area is designated as a Site of Special Scientific Interest, and there are four Special Protection Areas, two Special Areas of Conservation and four Ramsar sites: Chichester and Langstone Harbour, Pagham Harbour, The Solent and Southampton Water and Portsmouth Harbour.”

The site is situated in a suburban location within West Town in the southern area of Hayling Island. Hayling Island lies just off the south coast in the borough of Havant,

³ National Character Areas (NCA) are defined by Natural England as ‘areas defined at the national level, which describe the geographical, ecological and historical variations in landscape character that make one area different from another. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.’ (<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making> - Natural England, first published 30th September 2014).

Hampshire, situated between Portsea Island and Thorney Island. A road bridge connects the northern end to the mainland at Langstone. To the west is Langstone Harbour and to the east is Chichester Harbour.

The site is situated on the junction of Station Road, which forms the southern boundary, and West Lane, which forms the eastern boundary. The site is located approximately 155 metres (m) north of Hayling Park and 620m north of Sea Front (road).

The interior landscape of Hayling Island is characterised by arable fields, pastoral land, pockets of woodland and amenity greenspace, including camping sites, recreational parks and golf courses. Development is sparse in the north of the island, becoming denser towards the south. The main area of urban development is along the southern coast of the island. The natural beach at South Hayling is part sandy, part mechanically topped with shingle dredged from the bed of the Solent in an effort to reduce beach erosion. At low tide, the sandbanks are visible, extending a mile out to sea.

The site covers approximately 0.17 hectares (ha) and consists of two former dwellings and a commercial unit containing a carpet showroom and flooring store, and various workshops and stores with surrounding hardstanding. The most substantial areas of vegetation are the disused and overgrown gardens at the front and rear of the two former dwellings. The site is surrounded by commercial development and residential housing and gardens.

1.4 Site Proposals

This report will form part of a planning application for the demolition of the existing on-site buildings to facilitate the construction of a new commercial unit with residential flats. Details of the proposals are provided in **Appendix 1**.

For the purposes of this report, planning permission is due to be applied for in 2015/2016; construction is expected to commence once planning has been granted.

2.0 METHODS

2.1 Introduction

This section details the methods used during the preliminary ecological appraisal undertaken at 36 Station Road, Hayling Island, Hampshire.

2.2 Desk-Based Assessment Methods

2.2.1 Biological Records Centre

Hampshire Biodiversity Information Centre (HBIC) was consulted on 24th August 2015 for information on non-statutory designated sites and protected and notable species within a 1km radius of the site. A response was received on 9th September 2015. Bat records were provided within a 2km radius of the site. Relevant protected species records from within the last 10 years are detailed in this report.

2.2.2 Multi-Agency Geographic Information for the Countryside (MAGIC)

The Multi-Agency Geographic Information for the Countryside (MAGIC)⁴ database was accessed on 24th August 2015 in order to establish the presence of statutory designated sites located within the vicinity of the site. This included a search for all internationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites within 1km of the site and a search for nationally designated sites including Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and National Nature Reserves (NNRs) within 1km of the site.

2.3 Phase 1 Vegetation Survey Methods

An assessment was made of all areas of vegetation within the site using the standardised Phase 1 survey methodology⁵. This involved a walkover survey to identify broad vegetation types, which were then classified against Phase 1 habitat types. A list of characteristic plant species for each vegetation type was also compiled and any invasive species encountered during the survey are noted.

2.4 Phase 1 Bat Survey Methods

An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees. An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or

⁴ <http://defra.magic.gov.uk>

⁵ Handbook for Phase 1 habitat survey: A technique for environmental audit – Field manual (2003), *Joint Nature Conservation Committee (JNCC)*

commuting bat species. The survey conformed to current Bat Conservation Trust guidelines⁶.

2.5 Phase 1 Badger Survey Methods

The survey involved a detailed investigation of the site to identify evidence of badger residence, foraging or territorial activity. Particular emphasis was placed on locating badger setts, paths, and signs of territorial activity such as latrine sites both on-site and within immediately adjacent areas where access was possible.

2.6 Phase 1 Dormouse Survey Methods

The assessment for the potential of the site to support dormouse was based on an assessment of habitat features that may indicate that dormice are present on the study area. This includes the presence of food sources such as common hazel *Corylus avellana* and honeysuckle *Lonicera periclymenum*. Additionally, the species requires a continuum of food supply so that habitat structure, diversity and connectivity to adjacent areas of woodland/scrub are important features for determining the potential presence of dormice.

2.7 Phase 1 Bird Survey Methods

The assessment of breeding birds and wintering birds on the site was based on the suitability of habitat present, evidence of nesting such as old or currently active nests and the presence of bird species that may potentially nest within the available habitat.

2.8 Phase 1 Reptile Survey Methods

The reptile survey was based on an assessment of the suitability of habitat present within the site to support a population of common reptiles. Reptiles particularly favour scrub and grassland interfaces and the presence of these is a good indication that reptiles may be present on-site. In addition, reptiles may utilise features such as bare ground for basking, tussocky grassland for shelter and compost heaps and rubble piles for breeding and/or hibernating.

2.9 Phase 1 Great Crested Newt Survey Methods

The assessment of the site to support great crested newts included establishing the presence of suitable aquatic habitats such as ponds within or adjacent to the site and the presence of suitable terrestrial habitat. Ponds that are densely shaded, highly eutrophic or that contain fish are likely to be less suitable for this species.

In addition, online mapping resources at a minimum scale of 1:25,000 were used to identify the presence of ponds or other waterbodies within a 500 metre (m) radius of the site. The 500m is a standardised search radius to assist in the assessment of the

⁶ Hundt L (2012) *Bat Surveys: Good Practice Guidelines*, 2nd edition. Bat Conservation Trust (BCT), London

potential of a site and its surrounding habitat to support this species, based on current Natural England guidance⁷.

2.10 Phase 1 Invertebrate Survey Methods

An assessment was made of the site for its potential value to support diverse communities of invertebrates or any Biodiversity Action Plan (BAP) or scarce species. The assessment was made based on the presence of habitat features which may support important invertebrate communities. These features include, for example, an abundance of dead wood, the presence of diverse plant communities, the presence of varied woodland structure and sunny woodland edges with a diverse flora, presence of ponds and water courses and the presence of free draining soil exposures. During the Phase 1 survey there was no attempt made to identify species present and where a site supports features that may be of importance to invertebrates then further Phase 2 surveys may be required to assess the importance of the site.

2.11 Phase 1 Survey Details

The extended Phase 1 ecological survey was carried out by Simon Colenutt of ECOSA on 1st September. The weather conditions were warm and sunny with approximately 25% cloud cover and an ambient temperature of 17c.

During the Phase 1 survey the surveyor was equipped with 10x40 binoculars, a high powered torch and a digital camera.

2.12 Phase 1 Survey Limitations

Not all potential bat roosting features are accessible to the surveyor, e.g. gaps beneath roof materials or holes or cracks in trees, and therefore assessments are based upon the potential for these features to provide suitable roosting opportunities.

During the survey no access was possible to the internal, unoccupied areas of the building. Areas such as cellars and roof voids provide suitable locations for roosting bats and as a result of the lack of access these areas are yet to be surveyed for the presence/absence of bats.

It is not always possible to provide definitive assessments of a species' presence/likely absence at a site and so in the absence of direct evidence, assessments and recommendations are based on the presence of suitable habitat within/adjacent to a site and the results of species records within the desk study data.

⁷ English Nature (August 2001) Great Crested Newt Mitigation Guidelines. Peterborough

The desk study data mainly originates from ad hoc surveys by volunteers and other records from members of the public. Therefore the data search results cannot be taken as an exhaustive list of species present in the area.

2.13 Initial Protected Species Assessment

Details of the assessment criteria used to determine the ecological value of on-site attributes during the Phase 1 survey is outlined below. During a Phase 1 survey the assessment criteria is based on the potential for the site to support the species considered, this is usually based on the on-site habitat features and their suitability for the species considered. However, in many cases Phase 2 surveys will be required to assess the status of species and hence the importance of a population at the site, therefore the assessment of value should be considered a provisional assessment.

2.14 Criteria used to Assess Ecological Value

The ecological values provided within this report are based around both professional judgement and current published relevant guidance, including information sources such as *A Nature Conservation Review*⁸ and *Guidelines for Ecological Impact Assessment in the United Kingdom*⁹. Values provided are within the context of the site itself.

2.15 Criteria used to Assess Ecological Potential

Table 1 defines the criteria used to assess the potential of the site, its buildings and trees, to support protected species, based on the habitat characteristics of the site.

⁸ Ratcliffe, D. (1977) *A Nature Conservation Review*. Cambridge University Press

⁹ IEEM (2006) *Guidelines for Ecological Impact Assessment in the UK*

Table 1: Criteria used to assess ecological potential

	Bats¹⁰		Other Protected Species¹¹
	Building Assessment	Tree Assessment	
Species Present	Evidence of bat presence confirmed during survey, which may include presence of live or dead bats, droppings, feeding remains or urine stains etc. Where possible, a provisional assessment of roost status is made.	In some instances, bat presence can be confirmed from trees e.g. where staining or droppings are visible; where roosting bats have been observed entering/emerging from a tree; or where roosting bats can be heard.	The presence of a protected species can sometimes be confirmed by evidence recorded, for example guard hairs or latrines for badger or hazel nuts gnawed in the characteristic style for dormice.
	If species are likely to be affected by the proposals, further Phase 2 surveys will be required to establish the status of the species present.		
High Potential	Buildings with features highly suitable for roosting bats, including gaps, hanging tiles or large lofts, etc. Often, but not always, buildings of more historic construction.	Trees with features such as loose bark, splits and deep or extensive holes suitable for roosting bats. High potential trees are generally large and/or mature specimens.	On-site habitat is of high quality for a species or species group. The site is within or near a geographic stronghold. Good quality surrounding habitat and good connectivity.
	If species are likely to be affected by the proposals, further Phase 2 surveys will be required to establish the presence/likely absence of the species.		
Medium Potential	Medium potential buildings have a moderate number of features that may be used by bats for roosting. These may include loose fascia, roof voids, etc.	This category includes trees with some interest for tree-roosting bats such as broken snags, some flaking bark, a covering of ivy or shallow holes.	On-site habitat is of moderate quality, providing most of the species/species group requirements. Limiting factors may include small habitat area or disturbance.
	If species are likely to be affected by the proposals, further Phase 2 surveys will be required to establish the presence/likely absence of the species.		
Low Potential	Buildings that provide limited bat roosting potential although some features that may be used by roosting bats may be present.	Low potential trees have some, although generally limited potential to support tree-roosting bats, or ivy may obscure roost features.	On-site habitat is of poor to moderate quality for the species or group. Presence cannot be discounted on the basis of distribution, isolation, surrounding habitats, etc.
	If species are likely to be affected by the proposals, further Phase 2 surveys will be required to establish the presence/likely absence of the species.		
Negligible Potential	Buildings that are extremely unlikely to support roosting bats due to the absence of suitable features.	Trees that provide few or no features with bat roosting potential.	Site includes very limited or poor quality habitat for the species /group; surrounding habitat is unlikely to support wider populations.
	Further Phase 2 surveys are unlikely to be required as species is unlikely to be present.		

¹⁰ The criteria are an attempt to qualify the potential for a given building or tree to support roosting bats and are to a degree subjective. Bats may make use of a single feature on an otherwise unsuitable building or tree and therefore an assessment of bat potential cannot solely be based on the quantity of potential roost features present.

¹¹ Badger, dormouse, birds, reptiles, great crested newt, invertebrates, vegetation.

3.0 RESULTS

3.1 Introduction

This section details the results of the extended Phase 1 ecological survey undertaken at 36 Station Road, Hayling Island, Hampshire.

3.2 Desktop Study

3.2.1 Protected Species

Results from HBIC showed that a number of protected species have been recorded within a 1km radius of the site and a number of bat species within a 2km radius of the site. These are discussed further within the relevant results section, below¹².

3.2.2 Statutory and Non-statutory Designated Sites

Consultation with HBIC and the MAGIC website revealed that there are six statutory and six non-statutory designated sites of nature conservation situated within a 1km radius of the site. Details of these designations are provided in **Table 2** and **Table 3**. Further information on sites designated for nature conservation is provided in **Appendix 2**.

Table 2: Statutory designated sites located within a 1km radius of the site.

Designation	Name	Approximate Relative Location	Reason for Designation
Ramsar	Chichester and Langstone Harbours	675m north-west	Chichester and Langstone Harbours are large, sheltered estuarine basins, comprising extensive mud and sand flats exposed at low tide. The Ramsar has a wide range of coastal and transitional habitats, with eelgrass <i>Zostera</i> spp. beds, large areas of mixed saltmarsh and extensive cord-grass <i>Spartina</i> spp. swards in an advanced state of degeneration. Fringing habitats include shingle spits, saline, brackish and freshwater lagoons, coastal grazing marsh and deciduous woodland. The Ramsar supports important plant and animal communities, and the site is of particular significance for over-wintering wildfowl and waders including: Ringed plover <i>Charadrius hiaticula</i> ; Black-tailed godwit <i>Limosa limosa islandica</i> ; Common redshank <i>Tringa totanus tetanus</i> ; Dark-bellied brent goose <i>Branta bernicla bernicla</i> ; Common shelduck <i>Tadorna tadorna</i> ; Grey plover <i>Pluvialis squatarola</i> ; Dunlin <i>Calidris alpina alpina</i> ; Little tern <i>Sterna albifrons albifrons</i> ; Mediterranean gull <i>Larus melanocephalus</i> ; Black-headed gull <i>Larus ridibundus</i> ; and Common tern <i>Sterna hirundo hirundo</i> .

¹² The full data set is available on request from ECOSA.

Table 2: Statutory designated sites located within a 1km radius of the site.

Designation	Name	Approximate Relative Location	Reason for Designation
SPA	Chichester and Langstone Harbours	675m north-west	Chichester and Langstone Harbours are large, sheltered estuarine basins comprising extensive sand- and mud-flats exposed at low tide. The two harbours are joined by a stretch of water that separates Hayling Island from the mainland. Tidal channels drain the basin and penetrate far inland. The mud-flats are rich in invertebrates and also support extensive beds of algae, especially <i>Enteromorpha</i> species, and eelgrasses <i>Zostera</i> spp. The basin contains a wide range of coastal habitats supporting important plant and animal communities. The site is of particular significance for waterbirds, especially in migration periods and in winter. It also supports important colonies of breeding terns. Over winter, the area regularly supports 93,142 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: wigeon <i>Anas penelope</i>, bar-tailed godwit <i>Limosa lapponica</i>, dark-bellied brent goose, ringed plover, grey plover <i>Pluvialis squatarola</i>, dunlin, black-tailed godwit, redshank, little grebe <i>Tachybaptus ruficollis</i>, little egret <i>Egretta garzetta</i>, shelduck, curlew <i>Numenius arquata</i>, teal <i>Anas crecca</i>, pintail <i>Anas acuta</i>, shoveler <i>Anas clypeata</i>, red-breasted merganser <i>Mergus serrator</i>, oystercatcher <i>Haematopus ostralegus</i>, lapwing <i>Vanellus vanellus</i>, knot <i>Calidris canutus</i>, sanderling <i>Calidris alba</i>, cormorant <i>Phalacrocorax carbo</i> and whimbrel <i>Numenius phaeopus</i>.
SAC	Solent Maritime	675m north-west and 960m south	Annex I habitats that are the primary reason for selection of this site: Estuaries; Spartina swards <i>Spartinion maritimae</i>; and Atlantic salt meadows <i>Glauco-Puccinellietalia maritimae</i>. Annex I habitats present as a qualifying feature: Sandbanks which are slightly covered by sea water all the time; Mudflats and sandflats not covered by seawater at low tide; Coastal lagoons ; Annual vegetation of drift lines; Perennial vegetation of stony banks; Salicornia and other annuals colonizing mud and sand; and Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes'). Annex II species present as a qualifying feature, but not a primary reason for site selection: Desmoulin's whorl snail <i>Vertigo moulinsiana</i>.

Table 2: Statutory designated sites located within a 1km radius of the site.

Designation	Name	Approximate Relative Location	Reason for Designation
SSSI	Langstone Harbour	675m north-west	Langstone Harbour is a tidal basin which at high water resembles an almost landlocked lake. At low water extensive mud flats are exposed, drained by three main channels which unite to make a common and narrow exit to the sea. The harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass <i>Spartina anglica</i> marsh in an advanced state of degeneration. The SSSI includes Farlington Marshes, a peninsula of grassland and marsh on reclaimed tidal silt protected by a sea wall; and a similar but much smaller area at Southmoor in the north-east of the harbour. The harbour is of international importance as a rich intertidal system supporting high densities of intertidal invertebrates and large populations of migrant and overwintering waders and wildfowl, dependent upon them and upon the extensive beds of eelgrass <i>Zostera</i> species. The <i>Zostera angustifolia</i> and <i>Z. noltii</i> beds are among the largest in Britain. Dunlin often exceed 30,000 individuals, or 6% of the British winter population, or 3% of the European and North African wintering population. Grey plover and black-tailed godwit achieve numbers which represent 1–2% of the European and North African migration flyway population; and redshank and ringed plover do so periodically. At times as many as 20% of the black-tailed godwit, 8% of the ringed plover and 8-10% of the grey plover wintering in Britain are present in the harbour. The total numbers of waders present sometimes exceeds 40,000. Langstone Harbour and the adjoining and connected Portsmouth and Chichester Harbours form a single, coherent ecosystem which is among the ten most important intertidal areas for waders in Britain. In the 1970s and 1980s Langstone Harbour alone has consistently supported in excess of 5,000 wintering dark-bellied geese, or 5-10% of the world population depending on fluctuating population levels. It has supported up to 2.5% of the European winter population of shelduck and regularly supports substantial numbers of other ducks in autumn and winter. Farlington Marshes intrudes into the north-west sector of the harbour. Its vegetation is strongly influenced by drainage water from the chalk and by brackish water infiltration. The marshes embrace a variety of habitats – brackish marsh, fresh marsh, a large lagoon with associated reed <i>Phragmites</i> beds, <i>Agrostis stolonifera</i> grassland and scrub. It is a vital high water wader roost for the Harbour and a major feeding ground for brent geese after the <i>Zostera</i> beds in the Harbour have been consumed. Few comparable sites have survived agricultural improvement on the south and east coasts of England, where the habitat was formerly common: the grassland flora is especially rich for reclaimed silt, and includes over 50 species of grasses.

Table 2: Statutory designated sites located within a 1km radius of the site.

Designation	Name	Approximate Relative Location	Reason for Designation
SSSI	Sinah Common	690m south	The site is notified for its coastal habitats including the following: pioneer shingle vegetation, maritime shingle grassland which includes dry acid grassland and lichen rich acid grassland, mobile dune, semi-fixed dune, dune heath and an associated small area of saltmarsh. The site is also notified for the chiding pink <i>Petrorhagia nauteuillii</i> an endangered plant which occurs at just two sites in Britain, and for its outstanding assemblage of nationally scarce plants including little robin <i>Geranium purpureum</i>, Nottingham catchfly <i>Silene nutans</i>, bulbous meadow-grass <i>Poa bulbosa</i>, bearded fescue <i>Vulpia fasciculata</i> subsp <i>ambigua</i>, dune fescue <i>Vulpia fasciculata</i>, suffocated clover <i>Trifolium suffocatum</i>, smooth cat's-ear <i>Hypochaeris glabra</i>, stiff saltmarsh grass <i>Puccinella rupestris</i>, mossy stonecrop <i>Crassula tillaea</i>, toothed medick <i>Medicago polymorpha</i> and dotted sedge <i>Carex punctata</i>. The diversity of vegetation is reflected in a rich invertebrate fauna including a number of nationally rare or vulnerable and nationally scarce species. All the nationally rare species, namely the solitary bee <i>Hylaeus euryscapus</i>, a mud wasp <i>Podalonia affinis</i> and the moths <i>Stigmella samiatella</i>, <i>Platytes alpinella</i>, <i>Cynaeda dentalis</i>, <i>Gymnancyla canella</i> and <i>Psammathocrita argentella</i>, and many of the nationally scarce species including the grey bush cricket <i>Platycleis albopunctata</i> and long-winged conehead <i>Conocephalus discolor</i>, are associated with coastal shingle and sand dunes.
LNR	Hayling Billy	375m north-west	The old route of the Hayling Billy train. This LNR provides beautiful views of one of the most unspoilt sections of Langstone Harbour and supports rare plants.

Table 3: Non-statutory designated sites located within a 1km radius of the site.

Designation	Name	Approximate Relative Location	Reason for Designation	Area (ha)
SINC	Saltmarsh Lane C	355m north-west	Sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-cycle (6B) Designated for dark-bellied brent goose [UKBAP]	12.43

SINC	Saltmarsh Lane E	85m north-west	Sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-cycle (6B) Designated for dark-bellied brent goose [UKBAP]	9.88
SINC	Landfill Meadow	745m north	Semi-natural coastal and estuarine habitats, including saltmarsh, intertidal mudflats, sand dunes, shingle, brackish ponds, grazing marsh and maritime grasslands (4A) Sites which support one or more notable species¹³. (6A) Designated for pale flax <i>Linum bienne</i> [CS]	0.69
SINC	Hayling Billy G	780m north	Sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-cycle (6B) Designated for dark-bellied brent goose [UKBAP]	10.21
SINC	South of Daw Lane H	910m north-east	Sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-cycle (6B) Designated for dark-bellied brent goose [UKBAP]	10.18
SINC	Sinah Warren Village Marsh	975m north-west	Semi-natural coastal and estuarine habitats, including saltmarsh, intertidal mudflats, sand dunes, shingle, brackish ponds, grazing marsh and maritime grasslands (4A) Sites which support one or more notable species¹³ (6A) Designated for golden-samphire <i>Inula crithmoides</i> [NS] and sea wormwood <i>Seriphidium maritimum</i> [CS]	3.99

¹³ Notable species include Red Data Book species, Nationally Scarce species, species covered under Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981, Annex 1 of the EC Bird Directive 79/409 and Annex II & IV of the EC Directive 92/43/EEC 'The Habitats Directive', and those covered by the Bern, Bonn and Ramsar Conventions. Notable species will also include species which are considered 'County Rare' or 'County Scarce'. County Rare = those species recorded in 1% or less tetrads in Hampshire or either of the two vice-counties (11 & 12) separately. County Scarce = 4% or less tetrads.

3.3 Phase 1 Vegetation Survey Results

The vegetation within the site is described here in general terms using Phase 1 habitat survey terminology and referring to dominant, characteristic and other noteworthy species in each vegetation type within the survey area. The habitat types on site consist of:

- Mixed scattered trees;
- Poor semi-improved grassland;
- Introduced shrub;
- Buildings and hardstanding

3.3.1 Introduced Scrub

The area in the north-western area of the site contains former gardens now largely cleared and containing a range of garden and typical garden weed species. Species recorded included cherry *Prunus* species, shrimp-bush *Justicia brandegeana*, hop *Dodonaea viscosa*, fig *Ficus carica*, butterfly-bush *Buddleja davidii*, *Mahonia* species, apple *Malus* species, ash *Fraxinus excelsior* saplings. Herbaceous and grass species present include pendulous sedge *Carex pendula*, montbretia *Crocsmia* × *crocsmiiflora*, false oat-grass *Arrhenatherum elatius*, stinging nettle *Urtica dioica*, nipplewort *Lapsana communis*, broad-leaved dock *Rumex obtusifolius*, pellitory-of-the-wall *Parietaria officinalis*, prickly lettuce *Lactuca serriola* and hedge bindweed *Calystegia sepium* (**Figure 1** and **Figure 2**).



Figure 1: Cleared area in north-west of the site

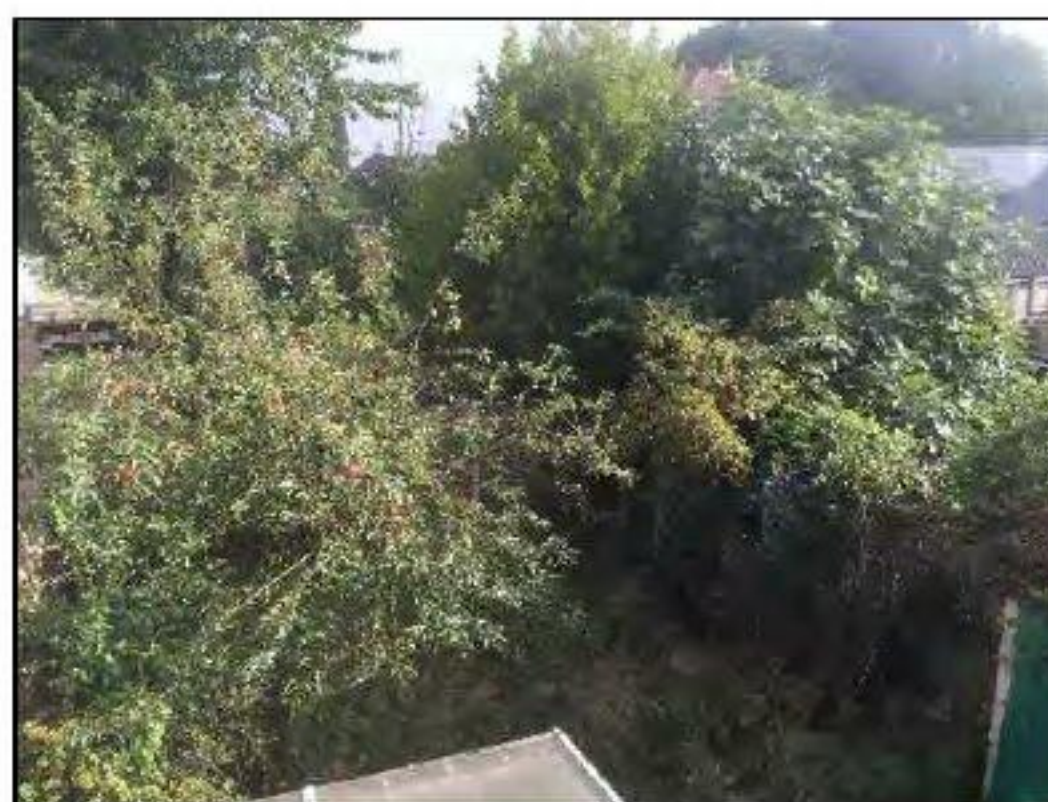


Figure 2: Rear gardens of former dwellings looking north

3.3.2 Poor Semi-improved Grassland

The most substantial areas of vegetation are the former gardens on the southern elevation of the former dwellings in the south-west corner of the site, and at the rear on the northern elevation.

The gardens at the front of the former dwellings are disused and overgrown. These areas support annual meadow-grass *Poa annua*, false oat-grass, scentless mayweed

Calystegia sepium, Michaelmas daisy *Aster amellus*, wall barley *Hordeum murinum*, lilac *Syringa vulgaris*, spear thistle *Cirsium vulgare*, dandelion *Taraxacum officinale* aggregate, stinging nettle and annual mercury *Mercurialis annua* (**Figure 3**).

The gardens at the rear of the former dwellings consist of disused lawns that support cock's-foot *Dactylis glomerata*, false oat-grass, common couch-grass *Elymus repens*, field horsetail *Equisetum arvense*, hedge bindweed, dandelion, ribwort plantain *Plantago lanceolata* (**Figure 4**) and a range of typical garden species



Figure 3: Disused gardens on southern elevation of former dwellings



Figure 4: Grassland in disused garden on northern elevation of former dwellings

3.3.3 Buildings and Hardstanding

The site is dominated by buildings and hardstanding. Two former dwellings, consisting of two semi-detached cottages, are located on Station Road which forms the southern site boundary (**Figure 5**). A carpet showroom bounded by block paving lies adjacent to the cottages to the east, situated on the corner of Station Road and West Lane (**Figure 6**).



Figure 5: Southern elevation of former dwellings



Figure 6: Southern elevation of commercial unit on Station Road



Figure 7: Eastern elevation of commercial unit on West Lane looking north



Figure 8: Rear northern elevation of commercial unit looking west

This commercial unit extends northwards and adjoins a flooring showroom on West Lane (**Figure 7**) that is bounded by asphalt; a warehouse and various workshops and stores also adjoin this building within the interior of the site, bounded by concrete with small amounts of vegetation (mainly annual meadow-grass and pellitory-of-the-wall) growing through the cracks (**Figure 8**).

Gravelled areas and concrete hardstanding are also present in the north-west of the site at the rear of the buildings (**Figure 9**).



Figure 9: Gravelled hardstanding in northern area of the site

3.3.4 Invasive Species

A small amount of Japanese knotweed *Fallopia japonica* was recorded in the north of the site growing through cracks in the concrete, on the corner of the northern site boundary just rear of the workshops and stores (**Figure 10**).



Figure 10: Japanese knotweed on northern site boundary

3.3.5 Summary

The site is dominated by buildings, hardstanding, introduced scrub and species-poor semi-improved grassland. Vegetation on site is largely present within the disused gardens adjacent to the former dwellings. The site contains common and widespread species-poor habitats that are typical of gardens and disused areas, therefore the site is considered to have **negligible ecological value** overall.

Japanese knotweed, an invasive species, is **present** on site and has established itself beneath the concrete and beneath a shed within the neighbouring property to the north.

3.4 Phase 1 Bat Survey Results

3.4.1 Bats - Building Assessment

The on-site buildings provide some potential bat roosting features, such as minor gaps around eaves and minor gaps in the building fabric; however, these gaps are either superficial or covered by cobwebs (indicating no recent bat access or egress). Additionally, the site is located within an urban environment. Further to the above, the on-site buildings are all considered to have **negligible potential** for supporting roosting bats.

The full results of the Phase 1 survey of the 36 Station Road buildings are provided in **Table 4**.

3.4.2 Bats - Tree Assessment

All trees within the site and on the site boundary were surveyed for the presence of potential bat roosting features. There are no trees on site that are sufficiently mature to have developed splits and cracks that would form suitable roosting locations for bats. Therefore the trees on site do not offer any suitable bat roosting opportunities and are considered to offer **negligible potential** for supporting tree roosting bats.

3.4.3 **Bats - Foraging and Commuting Habitat**

The site is relatively small in size and is set in an urban location. The site is dominated by buildings and hardstanding and lacks the substantial areas of suitable scrub and woodland to provide an important foraging resource for foraging and commuting bats. Residential gardens surrounding the site may support occasional bat foraging activity. The HBIC data search revealed the following bat species have been recorded within a 2km radius of the site:

- Serotine *Eptesicus serotinus*;
- Bechstein's Bat *Myotis bechsteinii*;
- Daubenton's Bat *Myotis daubentonii*;
- Whiskered/Brandt's Bat *Myotis mystacinus/brandtii*;
- Natterer's Bat *Myotis nattereri*;
- Noctule *Nyctalus noctula*;
- Common Pipistrelle *Pipistrellus pipistrellus*;
- Soprano Pipistrelle *Pipistrellus pygmaeus*; and
- Brown Long-eared Bat *Plecotus auritus*.

It is possible that bats may commute through the site en-route to forage within more suitable habitat in the wider area. Overall, the site is considered to offer **low potential** to support foraging and commuting bats, but is highly unlikely to form an important component of the local foraging habitat.

Table 4: Building assessment – summary of features with bat roost potential and evidence of bat roost activity

Surveyed Feature	Figure	Building Description	Description of Potential Bat Roost Features	Evidence of Bat Roost Activity and Location	Assessment of Bat Roost Potential
Former Dwellings	 Figure 5: Northern elevation	Two former residential dwellings, consisting of two semi-detached cottages are located on Station Road which forms the southern site boundary (Figure 6 and Figure 12). The cottages are brick built with rendered walls. The roofs are in ridge and gable end design with three north to south aligned ridges separated by two valleys. The roofs are clad with modern flat clay tiles and are well sealed. Some minor gaps were recorded around the eaves areas but generally these were found to be well cobwebbed, indicating that bats have not passed through.	No potential bat roosting features were recorded during the survey.	No direct evidence of bat activity was recorded during the survey.	Negligible
Carpet Showroom	 Figure 6: Eastern elevation	A carpet showroom located on the corner of West Lane (eastern boundary) and Station Road (southern boundary) (Figure 7). The building has a flat roof and is brick built with rendered walls and plastic cladding to the first floor (Figure 13). The building appears to be well sealed.	No potential bat roosting features were recorded during the survey.	No direct evidence of bat activity was recorded during the survey.	Negligible
Commercial Unit	See Figure 8 and Figure 9.	The carpet showroom extends northwards, adjoining a flooring	No potential bat roosting features were recorded during	No direct evidence of bat activity was recorded	Negligible

Surveyed Feature	Figure	Building Description	Description of Potential Bat Roost Features	Evidence of Bat Roost Activity and Location	Assessment of Bat Roost Potential
(Flooring Store and Warehouse)		store on West Lane (eastern site boundary) (Figure 8), and a warehouse, various workshops and stores that are within the interior of the site (Figure 9). The buildings have a mix of corrugated asbestos, felt and corrugated fibreglass roofs. Construction is a mix of brick and concrete blocks and is part rendered. The buildings are single skinned with some minor gaps beneath the fascia areas, but overall the structures are generally unsuitable for roosting bats.	the survey.	during the survey.	

3.5 Phase 1 Badger Survey Results

There was no evidence of the presence of badger within the site and while the site may provide occasional foraging opportunities for the species, the site is unlikely to provide a regular or significant resource for foraging badger. The site offers no opportunity for the formation of setts. No records of badger were returned in the data search. The site is therefore considered to be of **negligible potential** for supporting foraging and resident badger.

3.6 Phase 1 Dormouse Survey Results

There is no habitat on site that is considered suitable for the species; there are no significant areas of scrub, woodland or hedgerow. There is no connectivity via woodland or hedgerows to suitable habitat in the local area. No records of dormouse were returned in the data search. The site is therefore considered to have **negligible potential** for supporting dormouse.

3.7 Phase 1 Bird Survey Results

A small range of common breeding bird species were recorded on the site; these included blue tit *Parus caeruleus*, robin *Erithacus rubecula*, blackbird *Turdus merula* and dunnoek *Prunella modularis*. House sparrow *Passer domesticus* was recorded from neighbouring properties, but not from the site. While the site may support small numbers of breeding birds, these are common garden species and only one pair of each species is likely to be present on the site given the limited habitat available. While the site has **high potential** to support these nesting birds overall, given the limited extent of available suitable habitat, the site is considered to be of **low value** to breeding birds.

3.8 Phase 1 Reptile Survey Results

The site lacks the grassland habitats favoured by reptile species and consists largely of buildings and hardstanding. A single record of adder *Vipera berus* was returned in the HBIC data search within a 1km radius of the site, associated with grassland habitats adjacent to the sea front. The disused rear gardens of the two former dwellings, while potentially of suitable habitat for slow-worm *Anguis fragilis*, are limited in size, recently heavily managed and isolated from additional areas of suitable habitat. It is therefore considered that the site has **negligible potential** for supporting common species of reptiles.

3.9 Phase 1 Great Crested Newt Survey Results

There are no ponds on site, therefore the species does not breed on site. The terrestrial habitat which consists largely of buildings and hardstanding, is suboptimal for the species. The site is isolated by urban development. A review of OS mapping and aerial imagery revealed that there are no waterbodies within a 500m radius of the

site suitable for great crested newt. No records of great crested newt were returned in the data search. The site is therefore considered to have **negligible potential** to support this species.

3.10 Phase 1 Invertebrate Survey Results

The vegetation on the site is limited in its extent and species diversity and is likely to support a low diversity of invertebrate species as a result. The site is considered to offer **negligible potential** for supporting any particularly rare or scarce species or assemblages of invertebrates.

4.0 PLANNING POLICY CONTEXT

4.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Havant Borough Council administrative area.

4.2 Planning Policy

4.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 14 of the NPPF *"At heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"* however at paragraph 119 it goes on to state that *"The presumption on favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined"*.

The general impetus of the NPPF in relation to ecology and biodiversity is for development proposals to not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 109 states that the planning system should contribute to and enhance the natural environment by *"...minimising impacts on biodiversity and providing net gains in biodiversity where possible..."*

Paragraph 118 states that *"when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity"*. A number of principles are set out in Paragraph 118 including the principle that where harm cannot be adequately avoided then it should be mitigated for or as a last resort compensated for; where impacts occur on nationally designated sites the benefits must clearly outweigh any adverse impact; incorporating biodiversity in and around developments should be encouraged; protection of irreplaceable habitats such as ancient woodlands and that those sites proposed as potential SPAs, SACs and Ramsars or acting as compensation for SPAs, SACs and Ramsar should receive the same protection as European sites.

In addition to the NPPF Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *"the presence of a protected species is a material considered when a planning authority is considered a development proposal that, if carried out, would be likely to*

result in harm to the species or its habitat” whilst paragraph 99 states “it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted”.

4.2.2 Local Policy

Local planning policy within Havant Borough is provided by the Havant Borough Core Strategy March 2011 with a single policy referring in part ecology and biodiversity:

- **Policy CS11:** Protecting and Enhancing the Special Environment and Heritage of Havant Borough. This policy refers in part to biodiversity stating that planning permission will be granted for development that:
 - Protects and where possible enhances the borough’s statutory and non-statutory designated habitats and features of biological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures;
 - Has particular regard for nature conservation designations with international designations given the highest regard;
 - Supports an ongoing programme of survey of habitats, species and designations of SINC’s;
 - Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly associated with the coasts, in order to minimise harm;
 - Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh;
 - Protects wildlife habitats and corridors to prevent fragmentation and to allow species to adapt to climate change; and
 - Responds to the emerging evidence from the Solent Disturbance and Mitigation Project and published recommendations and further research.

- **Policy DM9:** Development in the Coastal Zone. This policy refers to the protection of the coastal zone as defined on the Proposals Map. Permission will only be granted in the coastal zone where the following criteria are met:

-
- Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINCs and Local Nature Reserves;
 - Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast;
 - Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations;
 - Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate;
 - Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours;
 - Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation; and
 - Provides recreational opportunities that do not adversely affect the character and appearance of the coast.

5.0 EVALUATION, IMPACTS AND RECOMMENDATIONS

5.1 Introduction

This section presents the conclusions of the preliminary ecological appraisal. It provides an initial assessment of the likely ecological constraints to the proposed development and detailed recommendations for any further survey work or mitigation measures considered necessary. An outline of protected species legislation relevant to the findings of this report is provided in **Appendix 3**. Full details of the evaluations, impacts and recommendations relating to protected species at the site are contained in **Table 5**.

5.2 Site Evaluation

The site is dominated by buildings, hardstanding and species-poor semi-improved grassland. Vegetation on site is largely present within the gardens adjacent to the former dwellings that contain a small number of scattered trees and areas of shrub. The site contains common and widespread species-poor habitats that are typical of gardens and disused areas, therefore the site is considered to have low ecological value overall.

Japanese knotweed, an invasive species, is present on site and has established itself beneath the concrete and beneath a shed within the neighbouring property to the north.

The on-site buildings provide some potential bat roosting features, such as minor gaps around the eaves; however, these gaps are either superficial or covered by cobwebs (indicating no recent bat access or egress). Additionally, the site is located within an urban environment. Further to the above, the on-site buildings are all considered to have negligible potential for supporting roosting bats.

While the site has high potential to support these nesting birds overall, given the limited extent of available suitable habitat, the site is considered to be of low value to breeding birds. The site has negligible potential to support any other protected species.

5.3 Potential Key Impacts of Development

The site proposals entail the demolition of the existing on-site buildings to facilitate the construction of a new commercial unit with residential flats (**Appendix 1**). In the absence of mitigation, the potential ecological impacts of these works are:

- Loss of a relatively small area of low-quality species-poor habitat consisting of hardstanding, poor semi-improved grassland, and a small number of scattered immature trees and shrubs;

- Spread of Japanese knotweed during site clearance and movement of materials around and off site;
- Potential impacts on foraging and commuting bats due to increased lighting post-development, however these are likely to be negligible;
- Potential short term disturbance and/or harm to breeding birds during vegetation removal and construction works if undertaken during the nesting season; and
- Long-term increase in human activity on site following development.

5.4 Outline of Key Mitigation and Enhancements

The following main mitigation and enhancement strategies have been designed to minimise the potential impacts and enhance the site for wildlife:

- Proposed landscaping should incorporate native tree and shrub species rather than cultivars;
- Japanese knotweed, an invasive species, is present on site and has established itself beneath the concrete and beneath a shed within the neighbouring property to the north. Following the site visit, a programme to eradicate Japanese knotweed from the site has been instigated and control efforts begun.; and
- The works should be undertaken outside of the main breeding bird period from late March to August, inclusive. Where this is not possible an ecologist should be present immediately prior to removal of vegetation to check for breeding birds. Active nests should be left with an undisturbed 5-10m buffer until nesting ends.

5.5 Evaluation Against Relevant Planning Policy

Given the impacts identified and the subsequent recommendations made it is considered that the proposals will accord with all relevant national and local planning policy (see **Section 4**).

Table 5: Evaluations, impacts and recommendations relating to protected species at the site

Ecological Feature	Summary	Potential Impacts of Development	Recommendations
Designated Sites	There are six statutory designated sites of nature conservation situated within a 1km radius of the site; Chichester and Langstone Harbours Ramsar and SPA, Solent Maritime SAC, Langstone Harbour SSSI, Sinah Common SSSI and Hayling Billy LNR. There are also six non-statutory designated sites of nature conservation situated within a 1km radius of the site; Saltmarsh Lane C, Saltmarsh Lane E, Landfill Meadow, Hayling Billy G, South of Daw Lane H and Sinah Warren Village Marsh.	The proposals are within the site boundary and are unlikely to have any impact on the designated sites because of the distance between the development site and the designated sites.	There are no recommendations to be made in respect of designated sites.
Vegetation	The site contains common and widespread species-poor habitats that are typical of gardens and disused areas. The site comprises low ecological value habitats of hardstanding, poor semi-improved grassland, a small number of scattered trees and shrubs. There is limited connectivity with other habitats. Japanese knotweed, an invasive species, is present on site and has established itself beneath the concrete and beneath a shed within the neighbouring property to the north.	The proposals will see the loss of a relatively small area of low-quality species-poor habitat consisting of hardstanding, poor semi-improved grassland, and a small number of scattered trees and shrubs. The impact of losing these poor quality habitats is considered low to negligible.	Proposed garden landscaping should incorporate native tree and shrub species rather than cultivars. New areas of grass should comprise a native wildflower meadow/lawn mix (E.g. Emorsgate EM3 Special General Purpose Meadow Mixture/Emorsgate EL1 Flowering Lawn Mixture). Following the site visit, a programme to eradicate Japanese knotweed from the site has been instigated and control efforts begun.
Bats	The on-site buildings provide some potential bat roosting features, such as minor gaps around the eaves; however, these gaps are either superficial or covered by cobwebs (indicating no recent bat access or egress). Additionally, the site is located within an urban environment. Further to the above, the on-site buildings are all considered to have negligible potential for supporting roosting bats. The trees on site do not offer any suitable bat roosting opportunities and are considered to offer negligible potential for supporting tree roosting bats.	The proposals may have potential impacts on foraging and commuting bats due to increased lighting post-development, however these impacts are likely to be negligible. In England, bats and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, all bat species are protected under the Conservation of Habitats and Species Regulations 2010. Refer to Appendix 3 for details.	There are no recommendations to be made in respect of bats.

Ecological Feature	Summary	Potential Impacts of Development	Recommendations
	The site is dominated by buildings and hardstanding. Residential gardens surrounding the site may support occasional bat foraging activity. It is possible that bats may commute through the site en-route to forage within more suitable greenspace habitat in the wider area. Overall, the site is considered to offer low potential to support foraging and commuting bats, but is highly unlikely to form an important component of the local foraging habitat.		
Badger	The site offers limited resources and is assessed as having negligible potential for supporting resident and foraging badger.	As there is only a negligible likelihood of badger utilising the site for sett building and, accordingly, there are no anticipated impacts on badger associated with the proposals.	In the unlikely event that a badger becomes trapped in excavations during construction works, a timber ramp should be inserted to allow the animal to escape of its own accord.
Dormouse	The site is assessed as having negligible potential for supporting dormouse due to the absence of suitable on-site habitat and food plant species diversity. There is no connectivity to any suitable habitat due to the site's urban surroundings.	There are no anticipated impacts on dormouse associated with the proposals.	There are no recommendations to be made in respect of dormouse.
Breeding Birds	While the site may support small numbers of breeding birds, these are common garden species and only one pair of each species is likely to be present on the site given the limited habitat available. While the site has high potential to support these nesting birds overall, given the limited extent of available suitable habitat, the site is considered to be of low value to breeding birds.	Vegetation clearance and tree removal activities within the centre of the site could cause harm to breeding birds if undertaken during the breeding season. All birds, their nests, eggs and young are legally protected, see Appendix 3 for details.	Vegetation clearance should be undertaken outside the breeding bird season of March to August, inclusive, or if not possible, an ecologist should be present immediately prior to clearance to check vegetation. Active nests should be left with an undisturbed 5-10m buffer until nesting ends.
Reptiles	The site lacks the grassland habitats favoured by reptile species and consists largely of buildings and hardstanding. The disused rear gardens of the two former dwellings, while potentially of suitable habitat for slow-worm, are limited in size, recently heavily managed and isolated from additional areas of suitable habitat. It is therefore considered that the site has negligible potential	As reptiles are unlikely to be present, anticipated impacts to reptiles associated with the proposals are considered negligible.	There are no recommendations to be made in respect of reptiles.

Ecological Feature	Summary	Potential Impacts of Development	Recommendations
	for supporting common species of reptiles.		
Great Crested Newt	There are no ponds on site, therefore the species does not breed on site. The terrestrial habitat, which consists largely of buildings and hardstanding, is suboptimal for the species. The site is isolated by urban development. There are no waterbodies within a 500m radius of the site suitable for great crested newt. The site has negligible potential to support this species.	There are no anticipated impacts associated with this species and the proposals.	There are no recommendations to be made in respect of great crested newt.
Invertebrates	The site supports low value habitats that are limited in extent. It has negligible potential for supporting rare or notable invertebrate species or assemblages.	There are no impacts anticipated.	There are no specific recommendations for invertebrates, however the vegetation recommendations above would enhance the site significantly for this species group.

5.6 Updating Survey

If works have not commenced by September 2017, or the proposals for the site change significantly, it is recommended that the ecological assessment is updated. This is because many of the species considered during the current survey are highly mobile and the ecology of the site is likely to change over this period.

Map 1 Site Location

36 STATION ROAD, HAYLING ISLAND, HAMPSHIRE

PRELIMINARY ECOLOGICAL APPRAISAL

Map 1 - Site Location

Client: Studio Four Architects Limited

Date: September 2015

Status: Final

KEY

 Site Boundary

Scale at A4: 1:15,000

0 62.5 125 250 375 500 Metres



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Appendix 1 Proposed Site Layout



Notes

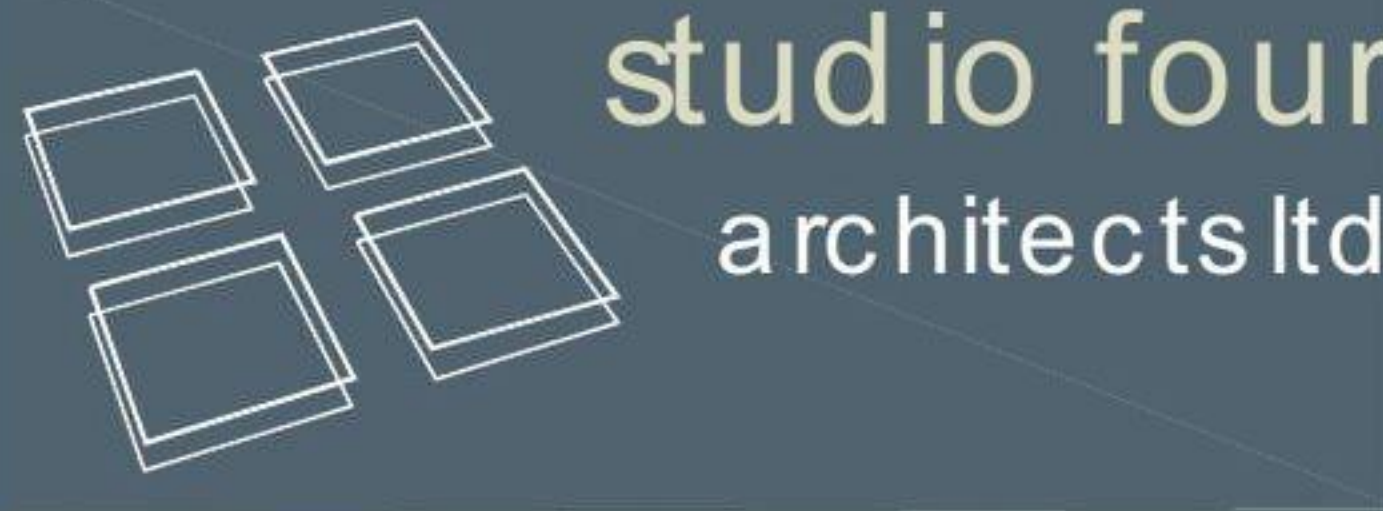
Scaled best fit to page for comments at 1:250

Site plan as proposed indicative to demonstrate areas of soft and hard landscaping, public open space, parking arrangement, entrances, site entrance and possible tree planting

Means to restrict vehicle access to front public space TBC

PRELIMINARY

- D 27/11/15 Revisions following client meeting by JD checked CE
- C 27/11/15 Adjustments to landscaping by JD checked CE
- B 02/10/15 Minor adjustment to building footprint by JD checked -
- A 29/09/15 Revisions following planning comments by JD checked -



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client	The O'Dell Group				
project	36 Station Road, Hayling Island				
title	Work In Progress Plans Indicative Site Plan as Proposed				
date	scale	paper	drawn	checked	
Aug 2015	1:250	A3	JD	GJ	
job no.	dwg no.			revision	
34139	192			D	

Appendix 2 Sites Designated for Nature Conservation

Statutory Sites

Internationally Designated Sites - Ramsar Sites, Special Areas of Conservation (SAC) and Special Protection Areas (SPA)

Special Protection Areas (SPA) and Special Areas of Conservation (SAC) form a network of protected sites across the European Union called Natura 2000. In the United Kingdom the primary legislative protection is afforded to these sites under the Conservation of Habitats and Species Regulations 2010 (as amended).

Ramsar sites are designated as wetlands of international importance which are afforded similar legislative protection to the Natura 2000 sites.

SACs specifically are sites which support internationally important habitats or internationally important assemblages or populations of species. SPAs are designated for supporting internationally important populations of birds listed in the annexes of the birds directive. SACs, SPAs and Ramsar sites are generally also designated as Sites of Special Scientific Interest at the national level.

Under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) there is a legal requirement that competent authorities, such as local planning authorities, need to consider whether plans or projects are likely to have a significant adverse effect on the Natura 2000 or Ramsar sites either alone or in combination with other plans or projects. In the event that a likely significant effect cannot be ruled out on the basis of objective information then the competent authority must undertake an “Appropriate Assessment” to fully assess the plan or project against the sites conservation objectives. Unless certain defined derogation tests can be met the competent authority may not authorise nor undertake any plan or project which adversely affects the integrity of a Natura 2000 or Ramsar site.

Nationally Designated Sites – Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR)

Sites of Special Scientific Interest (SSSI) receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Such sites are designated to protect specific areas of biological or geological interest of national importance. Such sites also generally receive strict protection through the planning system.

National Nature Reserves (NNR) are also usually designated as SSSIs and area specifically managed for their wildlife value. They received legal protection through the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). As with SSSIs these sites generally receive strict protection through the planning system.

Locally Designated Sites – Local Nature Reserves (LNR)

Local Nature Reserves (LNR) are designated by local authorities under the National Park and Access to the Countryside Act 1949. These are generally designated not only for their local wildlife value but also for education, scientific and recreational purposes. These sites generally receive protection from development through the planning system.

Non-Statutory Sites

Locally Designated Sites

In addition to statutory designations local authorities often designate sites of nature conservation importance at the local level. Such designations are named differently by each local authority and may be referred to as Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINC) or Sites of Nature Conservation Importance (SNCI) amongst others. The exact level of protection afforded to these sites varies and is normally defined through local planning policy.

Appendix 3 Protected Species Legislation

Bats

All UK bat species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2010. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely:
- To impair its ability to survive, breed, or rear or nurture their young;
- To impair its ability to hibernate or migrate;
- To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat *Rhinolophus ferrumequinum*;
- Lesser horseshoe bat *Rhinolophus hipposideros*;
- Bechstein's bat *Myotis bechsteinii*;
- Barbastelle *Barbastella barbastellus*; and
- Greater mouse-eared bat *Myotis myotis*.

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

Japanese Knotweed

Japanese knotweed is listed on Schedule 9 of the Wildlife and Countryside Act 1981, as amended. This makes it illegal to plant or otherwise cause the species to grow in the wild. It is also classed as a 'controlled waste' under the Environmental Protection Act 1990 (EPA). As such it must be disposed of safely at a licensed landfill site according to the EPA (Duty of Care) Regulations 1991.