

for a follow-up survey, to establish whether site conditions have changed, will be assessed accordingly.

### ***Further Measures Recommended to Mitigate against the Effects of the Proposed Development***

#### ***Reptiles***

- 6.6 Management of grassland in the horse paddock to the north of the existing stable block should seek to retain a vegetative buffer of at least 1m between grazed grassland and the hedgerow bases. This will ensure that habitat for reptiles is retained on site and connectivity with the wider landscape for fauna is maintained. This will be detailed in a landscape plan for the site that will incorporate native planting to mitigate for the loss of scrub habitat on site.

#### ***Biodiversity Enhancement***

- 6.7 In accordance with the Natural Environment and Rural Communities Act (2006) and Planning Policy Statement 9 (PPS9) (ODPM, 2005) the master planning process should seek to incorporate measures to further the conservation of protected species and biodiversity in general.
- 6.8 New features for nesting birds could be incorporated into the new properties or garage blocks. Suggested bird nesting features are included in **Appendix H**.
- 6.9 Bird boxes suitable for attachment to trees could be erected on mature / semi-mature trees within the site boundaries to provide additional nesting habitat for garden birds, particularly sparrows. These can be located on any aspect of the trees, except south-facing. Suggested bird nesting features are included in **Appendix H**.
- 6.10 Planting of native forbs could be incorporated in to the site landscaping plan to benefit native invertebrates. A list of suggested species is included in **Appendix I**.
- 6.11 Enhancement of areas of retained grassland could be achieved through over-sowing of a native wildflower mix for lawns (such as Emorsgate EL1F or similar) or by plug / bulb planting native flowering species in selected areas. A list of suggested bulb/plug planting species is included in **Appendix I**.
- 6.12 Any planting for the purposes of boundary marking or screening should consist of native species to benefit biodiversity in general. Suggested species are included in **Appendix I**.

## 7.0 References and Bibliography

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- Strachan, R (1998). *Water Vole Conservation Handbook*. University of Oxford, Oxford.

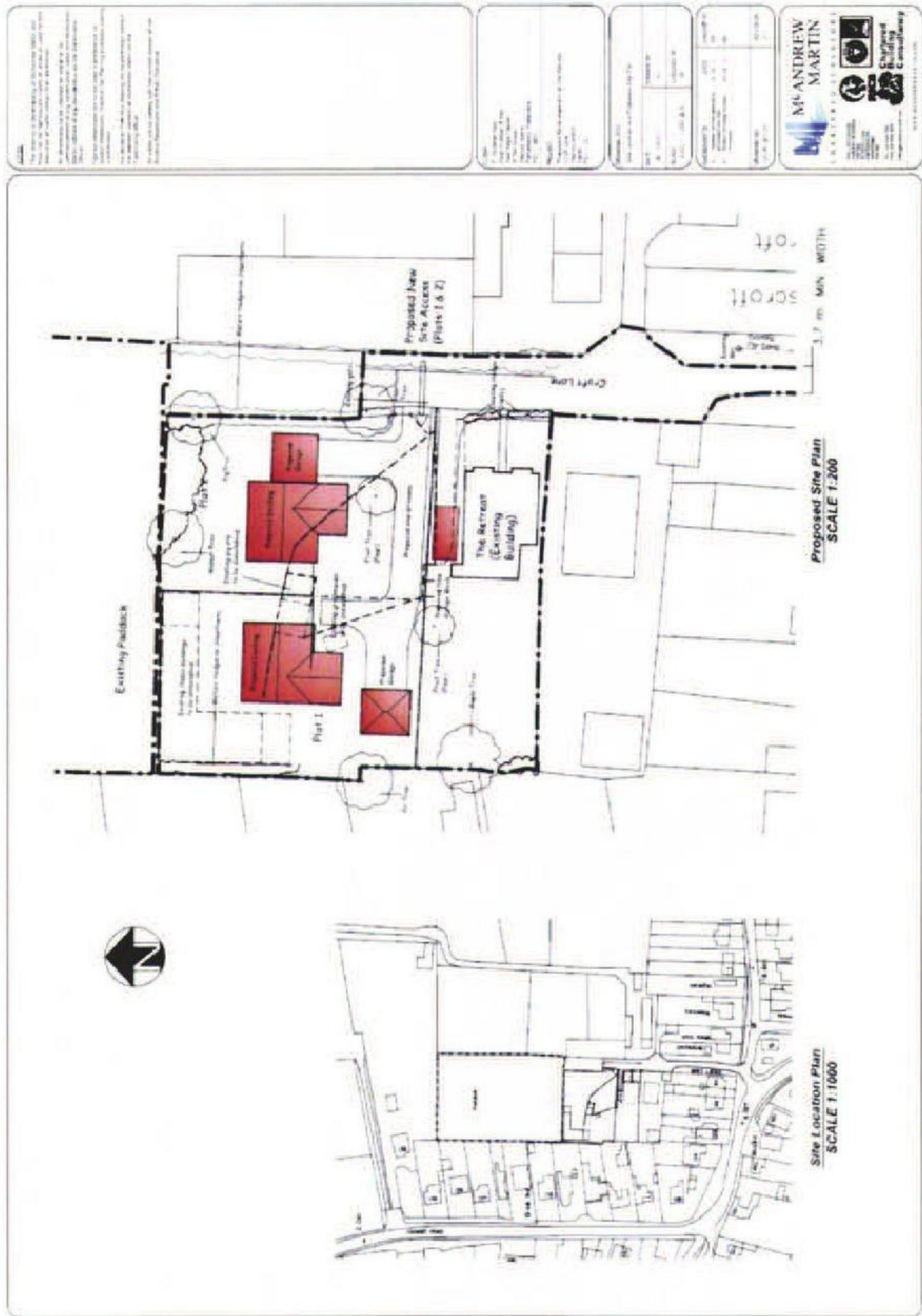
## Appendices

## Appendix A: Site Location Plan

Key: **X** = site location. Scale 1:25000



## Appendix B: Current Site Proposals



## Appendix C: Extended Phase 1 Habitat Survey Map



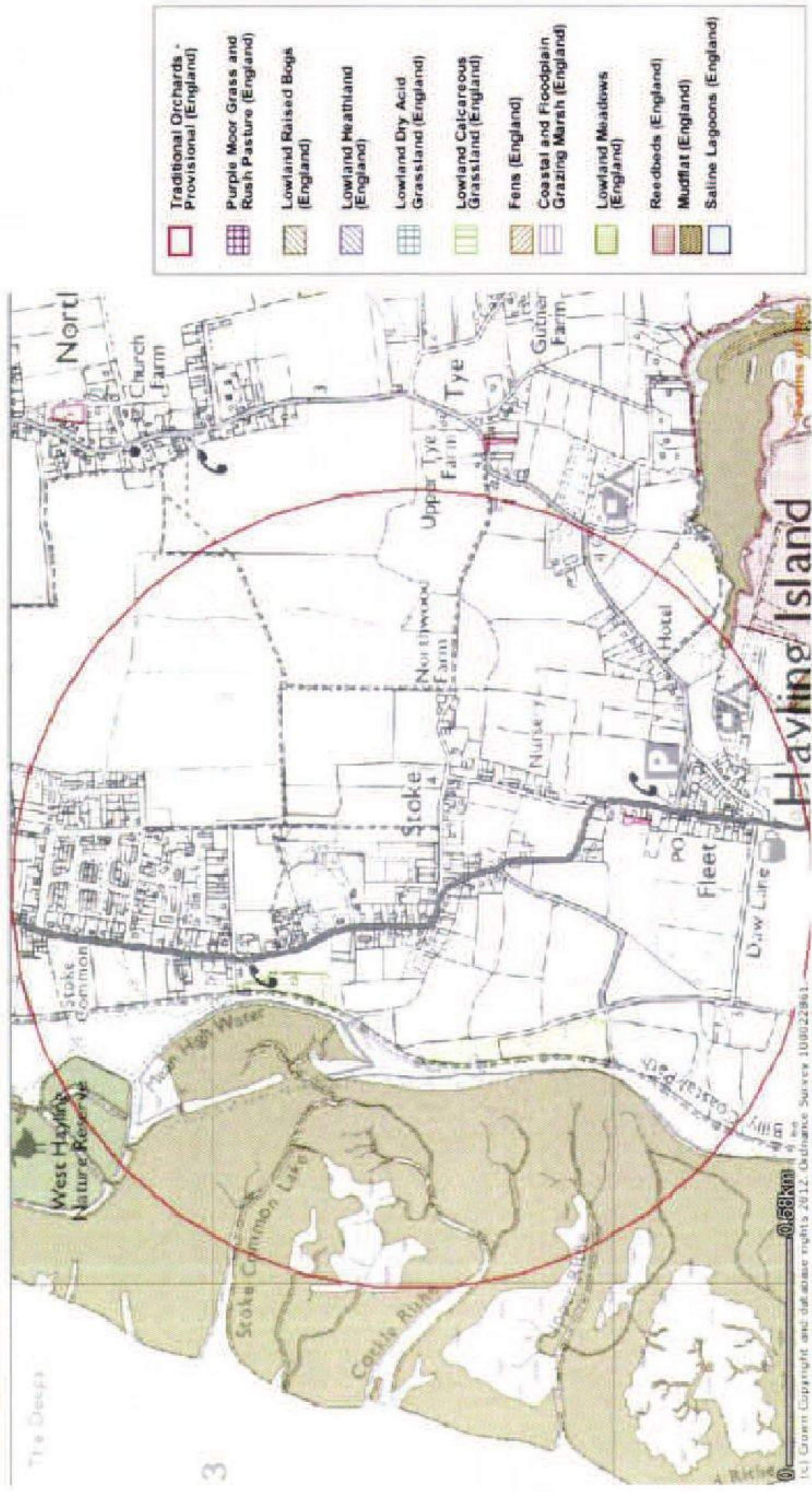
## **Appendix D: Target Notes to Accompany Appendix C**

- Target Note 1:** Area of scrub may provide habitat for reptiles. Scrub must be cleared during the winter months or in a two-stage cut if scrub clearance in the reptile active season is unavoidable.
- Target Note 2:** Area of scrub may provide habitat for reptiles. Scrub must be cleared during the winter months or in a two-stage cut if scrub clearance in the reptile active season is unavoidable.
- Target Note 3:** Grassland previously managed as amenity grassland. Starting to develop longer sward and tussocks in places. Will become more suitable for reptile colonisation over time.
- Target Note 4:** Grassland previously grazed by horses. Starting to develop longer sward and tussocks in places. Will become more suitable for reptile colonisation over time. Area not included within footprint of construction works.
- Target Note 5:** Existing dwelling, 'The Retreat', unoccupied at time of survey. 'Medium' bat potential. Property not included in development proposals.
- Target Note 6:** Scrub along eastern boundary of the horse paddock should be retained for reptile habitat. Management should leave a vegetative buffer of at least 1m between grazed grassland and hedgerow bases.

## Appendix E: MAGIC Statutory Nature Conservation Sites Data



## Appendix F: MAGIC BAP Priority Habitats Data



## Appendix G: Natural England Correspondence

Date: 24 January 2012  
Our ref: 42506  
Your ref: APP/11/01793

Mrs H Leelan  
Development Control  
Hayant Borough Council  
Civic Offices  
Hayant  
PO9 2AX



2<sup>nd</sup> Floor, Grosvenor  
House  
15, Andover Road  
Winchester  
SO23 7BT

By email only, no hard copy to follow

Dear Mrs Leelan

**LANGSTONE HARBOUR SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)**  
**CHICHESTER & LANGSTONE HARBOURS SPECIAL PROTECTION AREA/Ramsar**  
**(SPA/Ramsar)**  
**SOLENT MARITIME SPECIAL AREA OF CONSERVATION (SAC)**

Proposal: Outline application for the erection of 2 chalet bungalow style dwellings and new garage for existing dwelling, utilising access onto Croft Lane.  
Location: Land adj. The Retreat, Croft Lane, Hayling Island, PO11 0LT

Thank you for your email dated 6 January 2012 requesting Natural England's comments on the above proposal.

Assessment under the Conservation of Habitats and Species Regulations 2010  
In Natural England's opinion this proposal in its current form is unlikely to have a significant effect on the interest features of the above SPA/Ramsar/SAC sites and therefore does not require appropriate assessment in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 provided conditions to the effect of the following are attached to any planning permission granted:

- Given the bird sensitivities in the area, the proposed construction will need to be timed and undertaken in a suitable way to minimise disturbance to over-wintering and nesting birds, therefore it will be necessary to:
  - Ensure best practice is in place for operating machinery to reduce unnecessary noise.
  - No percussive piling or works with heavy machinery occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.

Advice under S28(1) of the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000)  
It is Natural England's advice that the above SSSI is unlikely to be adversely affected by the above proposal provided conditions to the effect of the above are attached to any planning permission granted.

I draw your attention to your duty, under S28(1) of the Wildlife and Countryside Act 1981, as incorporated by the Countryside and Rights of Way Act 2000, to take reasonable steps, consistent with the proper exercise of your functions, to further the conservation and enhancement of the SSSI.

I also draw your attention to the provisions of S28(1) of the 1981 Act, in particular to the requirement that, should permission be given contrary to Natural England's advice, then you must ensure that:

- notification is given to Natural England of the date and terms of the permission and how, if at all, you have taken account of Natural England's advice.

- the permission does not permit operations to begin before 21 days after details of the permission and a statement of how you have taken account of Natural England's advice, has been given to Natural England.

Please forward a copy of the decision notice to our office at the above address.

### Protected species

Natural England advises the proposals as presented have the potential to affect species protected under European or UK legislation. Natural England refers you to our Standing Advice on protected species <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgovnspace/planning/standingadvice/default.aspx>

If you have any queries relating to this response please do not hesitate to contact the case officer, Simon Thompson at the above address, by telephone on 0300 060 4625 or by email to [simon.thompson@naturalengland.org.uk](mailto:simon.thompson@naturalengland.org.uk).

Yours sincerely



On behalf of Vanessa Burley  
Lead Advisor  
Land Use Operations Team

## Appendix H: Suggested Bird Boxes



Schwegler 1SP Sparrow Terrace.

Can be incorporated into the west facing aspect of the new extension.



Schwegler 1B Bird Box.

Can be affixed at a height of 4m to a semi-mature or mature tree.

Suitable for any aspect except south-facing.

Details of these can be found at [http://www.alanaecology.com/wildlife/Schwegler\\_Boxes.html](http://www.alanaecology.com/wildlife/Schwegler_Boxes.html)

## Appendix I: Suggested Species Planting List

Emorsgate seed mix **EL1F** is available from: <http://wildseed.co.uk/mixtures/view/59>

**Table 1:** Suggested wildflower planting list.

| Common Name             | Latin Name                  |
|-------------------------|-----------------------------|
| <b>Wildflowers</b>      |                             |
| Autumn Hawkbit          | <i>Leontodon autumnalis</i> |
| Betony                  | <i>Stachys officinalis</i>  |
| Birdsfoot Trefoil       | <i>Lotus corniculatus</i>   |
| Bladder Campion         | <i>Silene vulgaris</i>      |
| Cat's Ear               | <i>Hypochoeris radicata</i> |
| Common Knapweed         | <i>Centaurea nigra</i>      |
| Common Sorrel           | <i>Rumex acetosa</i>        |
| Common Toadflax         | <i>Linaria vulgaris</i>     |
| Common Vetch            | <i>Vicia sativa</i>         |
| Cowslip                 | <i>Primula veris</i>        |
| Field Scabious          | <i>Knautia arvensis</i>     |
| Lady's Bedstraw         | <i>Galium verum</i>         |
| Meadow Buttercup        | <i>Ranunculus acris</i>     |
| Meadow Cranes-bill      | <i>Geranium pratense</i>    |
| Meadowsweet             | <i>Filipendula vulgaris</i> |
| Musk Mallow             | <i>Malva moschata</i>       |
| Ox-eye Daisy            | <i>Leucanthemum vulgare</i> |
| Ragged Robin            | <i>Lychnis flos-cululi</i>  |
| Red Campion             | <i>Silene dioica</i>        |
| Ribwort Plantain        | <i>Plantago lanceolata</i>  |
| Rough Hawkbit           | <i>Leontodon hispidus</i>   |
| Salad Burnet            | <i>Sanguisorba minor</i>    |
| Self-heal               | <i>Prunella vulgaris</i>    |
| Perforate St Johns Wort | <i>Hypericum perforatum</i> |
| Tufted Vetch            | <i>Vicia cracca</i>         |
| White Campion           | <i>Silene latifolia</i>     |
| Wild Carrot             | <i>Daucus carota</i>        |
| Wild Marjoram           | <i>Origanum vulgare</i>     |
| Wild Red Clover         | <i>Trifolium pratense</i>   |
| Yarrow Milfoil          | <i>Achillea millefolium</i> |
| Yellow Rattle           | <i>Rhinanthus minor</i>     |