

Abbas Ecology

Extended Phase I Habitat survey at:

Hayling Billy Pub, 117 Elm Grove, Hayling Island, PO11
9ED

For: McCarthy & Stone Retirement Lifestyles Ltd.

Report
prepared by: Richard Bates, GradIEEM, BSc(Hons).

January 2016

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01 OF 02

01: McCarthy & Stone Retirement Lifestyles Ltd
02: Abbas Ecology

*This report is the responsibility of Abbas Ecology Ltd.
It should be noted, that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment*

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Executive Summary

Survey date: 8th January 2016
Location: Hayling Billy Pub, 117 Elm Grove, Hayling Island, Hampshire, PO11 9ED
Grid Reference: SZ 72180 99766
Surveyor: Richard Bates

The site comprises a two storey building with a large single storey extension, large areas of hard standing used as a car park, an area of amenity grassland, a line of trees, ornamental plantings and a small patch of scrub.

The site was assessed for its potential to support protected species and habitats. No protected species or habitats were noted during the survey and no further survey work is required. However, recommendations have been made in section 4 to prevent disturbance to nesting birds.

Scope

Survey

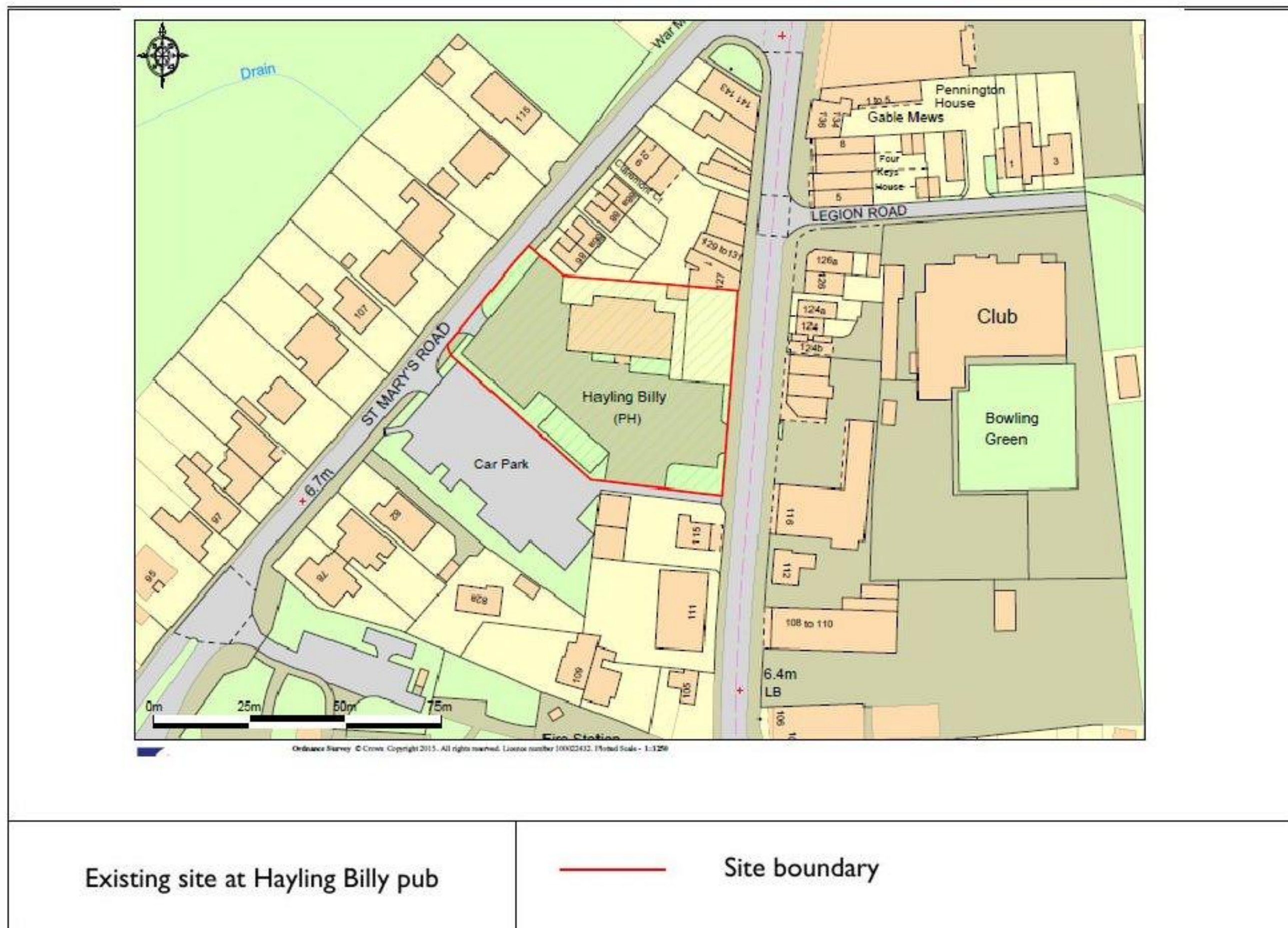
An extended phase I survey looks at the area to assess its likely value for protected species and other wildlife. It is not a specific survey for any one species and looks for general habitat types but it will identify the need for further survey work if required.

Site

The site consists of a commercial pub comprising a two storey building with a large, flat roof, single storey extension. The building also has a wooden lean-to structure used as a smoking shelter and a wooden framed open structure used as a car port. A large area of hard standing used as a car park, areas of amenity grassland, ornamental plantings, a line of trees and a small patch of scrub are also present. The site is located in Gable Head, Hayling Island and is surrounded by residential and commercial properties. In the wider landscape, the settlements of Eastoke, South Hayling and West Town form a continuous urban development to the east, south and west of the site. The landscape north of the site is a mixture of localized urban developments, agricultural land and golf courses. The site is located close to the centre of Hayling Island. The waters of the English Channel surround the island, approximately 800m from the site at the closest point.

Plan

No finalized plans are currently available for this site. However, for the purposes of this report it has been assumed that the plans will include the demolition of the existing buildings and a full clearance of the site. A map of the site as it currently stands is included below.



1. Species records

Species records have not been requested for this survey. The proposed works are of small scale on land of low ecological importance. It is unlikely that the development will have any significant detrimental impact on local protected species.

2. Methodology

Equipment

- Camera
- Ladder
- Binoculars

The entire site was surveyed for protected species, and for the potential for protected species. Habitat features of interest were also noted. Consideration was given to designated sites within a 5km radius of the site. Potential impacts of the development on citation species or habitats were assessed. Species looked for included:

Bats: Where access was possible, the buildings were searched internally in all areas and examined externally from the ground. Trees with crevice potential for bats were examined using a ladder.

Breeding Birds: Areas suitable for use by nesting birds in the site and on the buildings were examined and the surveyor looked for evidence of past nest sites.

Reptiles and Amphibians: Habitat features that could be suitable as hibernacula or feeding/resting areas were looked for.

Badgers: Any area that could be used for feeding or could potentially contain a Badger sett was surveyed and any signs noted.

Dormice: Area with the potential to support dormice, such as hedgerows, woodland and areas of scrub, were noted.

Legislation relating to the species above can be found in Appendix 1 of this report.

3. Results and Conclusions

The results of the extended phase 1 habitat survey are presented below and a phase 1 habitat map of the site is available in Appendix 2.

Bats

The buildings and trees on site were assessed for their potential to support roosting bats. No potential roosting features are present on the trees on site. The following was noted about the buildings:

Commercial building (Target note 1)

External

- The building is a two storey brick and breeze block construction with a large, single storey flat roof extension.
- The main structure has a pitched roof with flat clay tiles and concrete ridge tiles. All tiles are in excellent condition with no gaps present.
- uPVC fascia is present on the upper storey of the building. No gaps are present.
- A mixture of uPVC and wooden window and door frames are present. No suitable gaps were noted.
- The main structure has wooden soffits whilst the flat roof extension has large wooden panel boards at the eaves. No gaps were noted on either structure.
- The building has a wooden, open sided lean-to structure used as a covered smoking area. This structure has flat shingles on a mono-pitched roof. No suitable gaps are present on the roof.
- The building also has a large, wooden framed lean-to structure used as a car port. The majority of this structure is roofed with clear plastic panelling. The area that is roofed with solid panelling is well lit from the adjacent plastic areas, making the interior an unsuitable roosting area for bats.
- No evidence of bats was found externally and negligible potential for crevice dwelling bats is present.

Internal

- The main structure has an internal void measuring approximately 7m in width, 16m in length and 1.2m in height.
- The central space of the void is cluttered with supporting joists for the roof, reducing the potential flight space within the void.
- The void is insulated.
- Two water tanks are present in the void.
- No chimney is present.
- The roof is lined with wooden panel boards. These are in good condition with no gaps or areas of water damage.
- No ridge beam is present.
- No visible access points were noted.
- No evidence of bats was recorded.

Breeding birds

A line of trees, a single scattered scot's pine (*Pinus sylvestris*) tree and a small patch of bramble (*Rubus fruticosus* agg.) scrub are present on site. Although it is not confirmed that these habitats would be removed as part of the proposed works, recommendations have been made in section 4 to prevent disturbance to any nesting birds should removal be necessary.

Reptiles and Amphibians

The site mainly comprises hard standing and well maintained amenity grassland with negligible potential for reptiles and amphibians. A line of trees and a small area of bramble scrub are present. However, both of these features are surrounded by hard standing and have no connectivity to the wider landscape. Neither feature offers good foraging opportunities or hibernation potential. The site itself is located in an urban area with a regularly used network of roads presenting a significant barrier to reptile and amphibian migration. It is therefore highly unlikely that reptiles or amphibians are present on site. No further survey work is required.

Badgers

A search of the site revealed no evidence of badgers, such as latrines, foraging marks or holes. No further surveys are required.

Dormice

Negligible foraging or nesting opportunities are present on site and no connectivity to the wider landscape is present. It is highly unlikely that dormice are present on site. No further work is recommended.

Habitats:

The site comprises a large area of hard standing, areas of amenity grassland, ornamental plantings, a line of trees and a small patch of scrub. The following species were noted:

Hard standing (Target note 2)

A large car park and patios and walkways associated with the commercial building are present. These offer few opportunities for plant species and minimal vegetation is present in these areas. Species noted include Germander speedwell (*Veronica chamaedrys*), wood sorrel sp. (*Oxalis* sp.), dandelion (*Taraxacum* agg.), smooth sow-thistle (*Sonchus oleraceus*), cut-leaved crane's bill (*Geranium dissectum*) and annual meadow grass (*Poa annua*).

Amenity (Target note 3)

Two primary areas of amenity grassland are present, comprising a children's play area and an outdoor seating area. Additional strips of amenity grassland are present around the boundaries of the site with one mature scot's pine tree present in the strip along the northwest boundary. The grassland is well maintained and comprises common species, such as annual meadow grass, perennial rye-grass (*Lolium perenne*), daisy (*Bellis perennis*), broad-leaved dock (*Rumex obtusifolius*), creeping buttercup (*Ranunculus repens*), petty spurge (*Euphorbia peplus*), ribwort plantain (*Plantago lanceolata*), ground ivy (*Glechoma hederacea*), common ragwort (*Senecio jacobaea*) and smooth sow-thistle.

Ornamental (Target note 4)

Ornamental plantings are present, the majority of which are in pots and planters on the hard standing. Common ornamental plants such as geraniums (*Geranium* sp.) and lavender are present.

Line of trees (Target note 5)

A single line of trees is present on the southwest boundary of site, separating the site from an adjacent car park. The line of trees comprises lime sp. (*Tilia* sp.), oak sp. (*Quercus* sp.) and cherry laurel (*Prunus laurocerasus*). Ground flora beneath the trees is largely a continuation of the amenity grassland habitat but with additional species such as ivy (*Hedera helix*), garlic mustard (*Alliaria petiolata*), lords-and-ladies (*Arum maculatum*), cleavers (*Galium aparine*) and red clover (*Trifolium pratense*) present.

Designated sites

A desktop survey for statutory and non-statutory designated sites within a 5km radius of the site was undertaken. The results of this search are detailed in Table 1 below:

Table 1: Statutory and non-statutory designated sites within a 5 km radius of 117 Elm Grove, Hayling Island

Site name	Conservation status	Size (Ha)	Distance from site
Chichester and Langstone Harbour	RAMSAR ¹ , SAC ² , SPA ³ , SSSI ⁴	5810.95	720m
Sinah Common	SSSI	242.95	1.0km
Hayling Billy	LNR ⁵	42.02	1.1km
Gutner point	LNR	68.99	2.4km
The Kench	LNR	6.04	2.7km
Sandy Point	LNR	18.32	2.8km
West Hayling	LNR	76.23	3.0km
Pilsey Island	LNR	17.77	4.6km
Eames Farm	LNR	132.47	5.0km

The development is located within 1km of the Chichester and Langstone Harbour RAMSAR, SAC, SPA & SSSI site. However, the site is designated for its wetland habitat and breeding bird populations. The proposed development is sufficiently remote from the designated site to prevent any disturbance to citation bird species and is unlikely to have a direct impact on the habitat of the designated site through pollution or groundwater. The proposed development is also of a small scale and no significant impact is predicted in visitor numbers to this designated site or the Sinah Common SSSI site. No further work is required.

Constraints

The survey was undertaken in early January. As such compiling a definitive species list is difficult as certain annual plants may not have been visible. However, the site comprises habitats that are widespread and of low ecological value. It is unlikely that any species of significance were missed during the survey.

4. Recommendations

Reptiles

Nesting birds

- Although the proposals for the site are not yet confirmed, it is likely that development of the site will include the removal of the potential nesting bird habitat available in the line of trees, single scot's pine or patch of bramble scrub. These works should be conducted outside of the bird nesting season (March – August) to avoid disturbing nesting birds. Should works be conducted inside the nesting season, a suitably experienced ecologist should check the vegetation immediately prior to

¹ Ramsar: Internationally important wetlands sites

² SAC: Special Area of Conservation

³ SPA: Special Protection Area

⁴ SSSI: Site of Special Scientific Interest

⁵ LNR: Local Nature Reserve

work commencing. Should nesting birds be found during the survey, a protective buffer zone should be established around the nest and work postponed until the fledglings have left the nest.

Appendix I: Legislation (summary)

5.1 Wildlife Protection legislation

Mammals:

Otters, dormice, water voles, and all bat species are fully protected under section 9 (5) of the Wildlife and Countryside Act 1981 (as amended). According to this act it is an offence to:

- Intentionally capture, kill or injure one of these animals
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used by one of these animals for shelter or protection
- Intentionally or recklessly disturb an animal whilst it is using this place
- sell, offer for sale or advertise for one of these animals live or dead

Designated as European Protected Species' **otters, dormice, and all bat species** receive additional protection from the Conservation of Habitats and Species Regulations 2010, under Schedule 2 which implements the EC Directive 92/43/EEC in the United Kingdom. In accordance with this act, it is an offence to:

- Deliberately capture or kill a European Protected Species
- Deliberately disturb a European Protected Species
- Damage or destroy the breeding site or resting place of a European Protected Species

The **greater and lesser horseshoe bats, barbastelle and bechstein's bats**, are also listed under Schedule 2 of the Conservation of Habitats and Species Regulations. Areas which support populations of these species can therefore be considered for designation as a Special Areas of Conservation (**SACs**).

Birds:

Please Note: All breeding birds and their nests are protected under the general protection of Section 1 of the Wildlife and Countryside Act, 1981 as amended. This makes it an offence to disturb breeding birds.

Reptiles and Amphibians:

Slow worms, adders, grass snake, viviparous lizard, are protected against intentional killing, injuring or sale under section 9 (1) of the Wildlife and Countryside Act 1981 (as amended).

Great crested newt, natterjack toad, sand lizard and smooth snake are fully protected under section 9 (5) of the Wildlife and Countryside Act 1981 (as amended). These species also receive additional protection as **European Protected Species** under schedule 2 of the Conservation of Habitats and Species Regulations 2010, which implements the EC Directive 92/43/EEC in the United Kingdom.

Badgers receive protection from the Protection of Badgers Act 1992. According to this act, it is an offence to:

- to willfully kill, injure, take, possess or cruelly ill-treat a badger;
- to attempt to do so; or
- to intentionally or recklessly interfere with a sett.

5.2 Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system, Part IV Conservation of Species Protected by Law, (Circular 06/05).

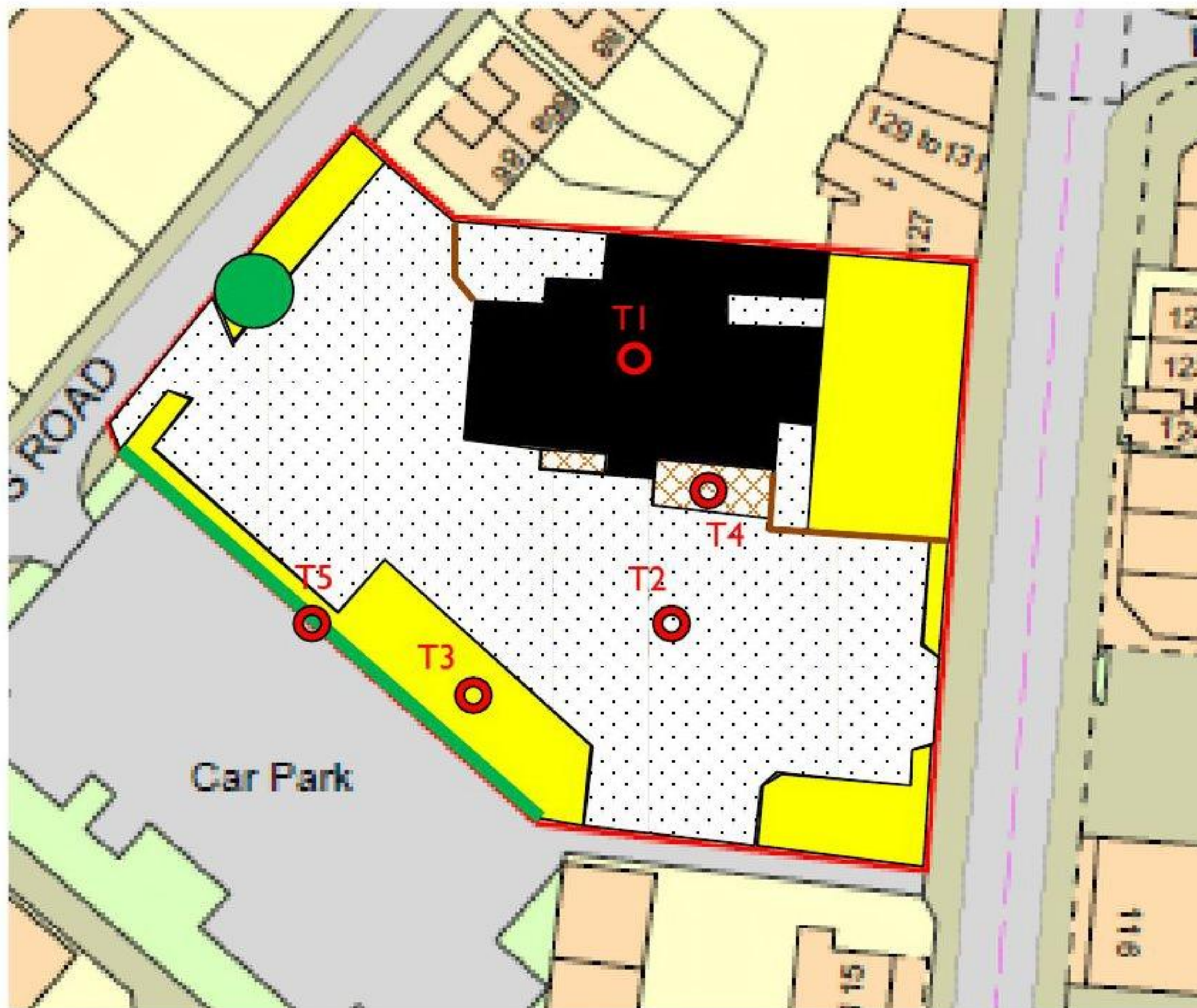
The National Planning Framework (NPPF, 2012) recognizes the above as an active document. With regard to the Natural Environment, NPPF states:

"development proposals where the primary objective is to conserve or enhance biodiversity should be permitted" and "opportunities to incorporate biodiversity in and around developments should be encouraged" (Para 118).

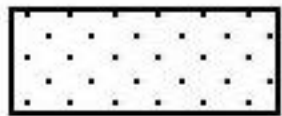
Also, the "presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined" (Para 119).

It encourages planning policies to "minimise impacts on biodiversity and geodiversity by identify[ing] and map[ing] components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation" (Para 117).

Appendix 2: Phase I map



Key to Phase I Habitat Map

	Buildings
	Hard standing
	Amenity grassland
	Line of trees
	Wooden fencing
	Scattered tree
	Target note

Target notes to accompany Phase I habitat map

Target notes	Description
T1	A two storey building with a large single storey extension and two lean-to structures, currently used as a commercial building.
T2	A large area of asphalt hard standing and paving slab patio and walkways.
T3	Areas of well maintained amenity grassland, mainly comprising a children's play area and pub garden.
T4	Small areas of ornamental plantings, primarily in free standing pots on hard standing.
T5	A line of tree forming a boundary between the adjacent car park.