

Planning Application Response of Planning Policy

Application No:	APP/25/00071
Site Address:	Land forming part of Northney Farm, St Peters Road, Hayling Island
Development:	The excavation of grassland scrapes with related landscaping, boundary treatments and associated works to create enhanced habitat for wetland birds
Case Officer:	Henrietta Owusu-Ansah
Comments by:	Jade Ellis
Date of Comments:	4 th March 2025

Policy Status:

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

It should also be noted that the Council is progressing a new Local Plan – which will be known as the Building a Better Future Plan (BBFP). Consultation on the BBFP is scheduled to take place from 6th May to 1st July 2025. At this stage, the draft Local Plan can be afforded limited to no weight in decision making.

A consultation draft of the Building a Better Future Plan was considered at Overview and Scrutiny on 6th February and Cabinet on 5th March and is available to view at:

<https://havant.moderngov.co.uk/ieListDocuments.aspx?CId=128&MId=13089&Ver=4>

Comment:

The application proposes the creation of a habitat which would offset the loss of land that forms part of a supporting habitat by Curlew subject of a separate planning application ref. APP/23/00488 at land east of College Road, Purbrook. The latter is proposed for allocation under site allocation 25: Campdown in the draft BBFP.

It is noted that the entire site comprises a Primary Support Area (H021A) and Secondary Support Area (H106, H113, H125) and Low Use Site (H02B) for Solent Waders and Brent Geese. The site is also noted as being of particular importance to Curlew. A key allocation requirement is therefore to provide suitable mitigation for the loss of Solent Wader and Brent Goose Strategy sites.

As such, the application is supported in principle given that it will help to unlock housing growth in Havant Borough.

Policy 4 (Infrastructure and Environmental Mitigation to Support Development) of the draft BBFP safeguards a number of sites to provide habitat compensation, biodiversity net gain and nutrient neutrality. It is noted that Figure 27 of the draft BBFP includes that of the application site (see overleaf).

The Council's Ecologist and Natural England will be able to advise in terms of whether the application proposals would provide a suitable replacement habitat to offset the habitat loss at Campdown.

