

Dear Henrietta,

APP/25/00071 Land Forming part of, Northney Farm, St Peters Road, Hayling Island

Thank you for consulting me on this application.

I had previously requested some clarification on a couple of matters relating to BNG and the HRA, and these have now been answered satisfactorily by the applicant's ecologist.

In summary, the proposal is for the creation of habitat suitable for overwintering bird species associated with the Solent Special Protection Areas (SPAs), required due to predicted losses of overwintering terrestrial habitat elsewhere in the Borough. These proposals have been discussed at length with both Havant Borough Council and Natural England. The application is supported by a Land at Northney Farm, Hayling Island: Wetland Bird Mitigation Ecological Statement (EPR, January 2025), a Layout of Proposed Mitigation Interventions (EPR, January 2025) and a Planning Statement (Pegasus Group, January 2025).

The proposals entail the conversion of an arable field to permanent pasture, the purpose of which is to provide long-term suitable habitat for wintering bird species, notably Curlew and Dark-bellied Brent Geese. The field will also contain a series of shallow wetland scrapes designed to provide foraging habitat for bird species. The scrapes will be excavated in spring 2025.

Overall, I am content with the principle of these habitat creation activities and the methods proposed. This field in particular is in an optimal location for attracting overwintering bird species and, provided that the proposed interventions are implemented as described and the land is managed as proposed, should provide suitable feeding and resting habitat for the target species in the long-term.

On the matter of Biodiversity Net Gain, I am content that the proposed works would not require mandatory BNG and would meet the criteria for the de minimis exemption of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

If you are minded to grant permission, can I suggest the following condition wording:

Development shall proceed in strict accordance with the habitat creation measures as detailed in the Land at Northney Farm, Hayling Island: Wetland Bird Mitigation Ecological Statement (EPR, January

2025), the Layout of Proposed Mitigation Interventions (EPR, January 2025), and the Planning Statement (Pegasus Group, January 2025) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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