

Your ref - APP/21/00189 - Reconsultation; Outline for flexible use employment units (29,000sqm) incl. light industrial, offices, parking, service yards, drainage works. All matters reserved except primary access to site - Brockhampton West, Harts Farm Way, Havant

Please see our previous response dated 18th March 2021, the advice in this letter still applies.

SPA functionally linked land

The application is supported by a shadow Habitat Regulations Assessment which sets out that “as compensation for the loss of the Low Use Site H08 and its potential to contribute to the SWBGS network, a financial contribution, secured by a section 106 agreement, will be made by the developer as required by the SWBGS to facilitate the creation, enhancement or management of suitable habitat of value to waders and brent geese elsewhere within the SWBGS network as per the SWBGS Mitigation Strategy”

We note the applicant’s response to the HCC Ecologist states it incumbent on the local authority to identify a mitigation project to which the applicant can make financial contribution. Recent revisions to the Solent wader and brent goose strategy mitigation guidance sets out that the Habitats Regulations Assessment and Appropriate Assessment for any development proposal will need to include details of the project that any offsetting funding will contribute to. In the first instance, the local planning authority should be contacted to see if there is an appropriate strategic scheme in place. Alternatively, the applicant will need to identify a bespoke mitigation scheme that the offsetting funding can contribute to.

Construction impacts

The application is construction environmental management plan, we advise this should be submitted to and approved by your retained Ecologist. Details of any mitigation measures should be included in the Appropriate Assessment and secured by appropriately worded condition to ensure there is no adverse impact from the construction work on the adjacent designated sites and its functional land.

Please contact me if you have any queries relating to this advice.

Kind regards

Rachael Clemson
Sustainable Development Lead Adviser
Thames Solent Area Team