

Your ref – APP/18/00450 Discharge of Conditions 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 - Erection of 320 dwellings, 66 bed care home, provision of public open space etc. Land at Forty Acres Farm, Havant Road, Havant
Our ref – 320736

Hi Lewis

I hope you are well.

Thank you for consulting Natural England on the updated version Harbour Place Mitigation Area Creation Management and Monitoring Strategy. Natural England welcomes the design changes that have been made to address our comments on the first version of the document.

It is noted that works are planned to commence from March 2021 and works have not been progressed this summer. Natural England raised in April 2020, that the timing of the establishment operations will need to be reviewed in light of the discharge of conditions and possibly with respect to Covid-19. We advised that early discussions are held with the local planning authority about changes to this timetable.

Natural England has concerns that the mitigation area is not currently in an appropriate condition for the upcoming over-wintering period. Whilst it is appreciated that construction work is not being progressed until next Spring 2021, the efficacy of the future mitigation area will be influenced by the continued use of the land by brent geese and waders. We would therefore strongly recommend that the land is brought into a suitable condition for this coming over-wintering period.

It is appreciated that given the remaining timescales, the full creation of the mitigation area is unlikely to be possible. However, we would strongly recommend that management measures are taken to ensure the continued use of the site, for example by cutting and over-seeding areas of the site. We would be happy to discuss options with the applicant's ecologist in due course.

Please let me know if you need any further information.

Kind regards
Rachel

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