

From: Jones, Rachel <Rachel.Jones2@naturalengland.org.uk>
Sent: 17 April 2020 10:57
To: Oliver, Lewis
Subject: APP/18/00450

FAO – Lewis Oliver

Your ref – APP/18/00450 Disc. Cond. 5,7 and 8. Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings. Land at Forty Acres Farm, Havant Road, Havant.
Our ref – 307067

Dear Lewis

Thank you for consulting Natural England on the discharge of conditions for the Wintering Bird Mitigation Area, Landscape and Ecological Management Plan and Construction Environmental Management Plan. Please find our comments below.

Harbour Place Mitigation Area Creation Management and Monitoring Strategy

As you are aware, 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 advise that early discussions are held with the local planning authority about changes to this timetable. As you are aware, detailed works need to be undertaken prior to 1 October 2020.

We note that the North Footpath Plan (Appendix 2) and the Landscape Layout (Appendix 3) have not been included.

We request further clarification on the details of the footpath and hedge surrounding the Wintering Bird Mitigation Area. It is noted that there will be a fence and a hedgerow and this is welcomed. We advise that the hedgerow is planted outside of the fence with the addition of a ditch next to the footpath. It is appreciated that this approach differs from the landscape plans. However, this approach has been used in other cases and has been effective at minimising disturbance to sensitive areas. Given the importance of securing the Wintering Bird Mitigation Area on the long term, we would welcome further consideration of this minor amendment to the approach.

Reference is made to the northern section of the footpath, with fencing and hedgerow planting to be completed in Summer 2020. The eastern and southern section of the boundary footpath will be planted in the Summer 2021. We recommend that all hedgerows are planted as early as possible to ensure they can function as a screen in time for the occupation of the dwellings. We therefore encourage that the hedgerows are planted in the first planting season wherever practicable.

It is noted that when the southern section of the temporary acoustic fence is removed, the last section of the hedgerow will be planted. There would be merit in planting this southern section of the hedgerow as early as possible (eg Summer 2020) to allow it to mature and establish. We suggest that the acoustic fence could be relocated a small distance to the east to allow the planting to be undertaken as early as possible, on the western side of the fence.

It is also recommended that the management strategy includes provision for the gapping up of the boundary hedgerows in 3-4 years time, should this be necessary.

Please could you advise on the location and details of the long term management access to the Wintering Bird Mitigation Area. Is temporary access required during the construction phase? Consideration should be given to signage on the management access point to ensure that the public is aware that there is no public access.

It is noted that two information boards will be located in the public open space area. Please can you advise if there will be any information boards or interpretation proposed for the Wintering Bird Refuge Area eg viewing points, bird hide. There is scope for the hedgerow to be cut lower at certain locations for viewing, if there are vantage points. Consideration could also be given to providing appropriate information about the Wintering Bird Mitigation Area in the residents' packs.

In order for the wader scrapes to retain water all year round, it is recommended that provision is made for clay lining of the bottom of the scrapes, if this is deemed necessary following observation of ground conditions.

We also advise that measures are included to review how the scrapes are functioning in the long term, for example there may need to be some scraping out of material over time.

We welcome the provision for long term monitoring and reporting of how the Wintering Bird Mitigation Area is functioning. It would be useful to set in place a structure for adaptive management in the long term to maximise the potential of this refuge. It is recommended that a Steering Group is set up to help provide on-going advice on the management plan. We recommend this includes the management body, local planning authority and retained ecologist, members of the Solent Waders and Brent Goose Strategy Steering Group, and other groups, as necessary.

Landscape and Ecological Management Plan

With regard to Harbour Place, Landscape and Ecological Management Plan, Natural England has no detailed comments. We recommend that this is approved by your retained ecologist. Provided an approved LEMP has been agreed, no further consultation with Natural England is required on this aspect of the proposal.

Construction Environmental Management Plan

Provided the construction work is undertaken fully in accordance with the measures outlined in the Construction Environmental Management Plan, planning conditions and best practice working measures, Natural England has no further comments for consideration.

Please let me know if you have any queries on the above.

Kind regards

Rachel

Rachel Jones
Thames Solent Area Team

Tel : 07717 808691

<http://www.gov.uk/natural-england>

Please send planning consultations to Natural England by email to: consultations@naturalengland.org.uk.

www.gov.uk/government/organisations/natural-england

Natural England is accredited to the Cabinet Office Customer Services Excellence Standard.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

This message has been sent using TLS 1.2

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.