

APP/18/01297 | Construction of 9No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking. | Manor Road Nurseries, Manor Road, Hayling Island, PO11 0QL 19.0409

The application is accompanied by an amended Initial Ecological Appraisal and an Ecological Construction Environmental Management Plan (EcoSupport, February 2019). The site itself is considered to be of limited ecological value, comprising an essentially bare site with much bare/cleared ground, a greenhouse, caravans, refuse, some improved grassland and a boundary hedgerow. In terms of on-site ecology I would not raise any concerns.

The site lies immediately south of the Solent Waders & Brent Goose site H49H. This is classified as a Primary Support Area within the SWBGS, meaning that it is considered to be of very high importance for supporting species associated with the nearby Chichester & Langstone Harbours SPA/Ramsar, in this case waders and brent geese. Residential development in such close proximity has the potential to result in visual and noise disturbance of SPA/Ramsar bird species, thereby undermining the conservation objectives of the SPA/Ramsar. New development in close proximity to supporting habitat may also render some areas of it unattractive for birds.

The submitted CEMP provides a useful analysis of the potential for construction-related impacts and provides a clear set of recommendations for avoiding/minimising those identified impacts. This is acceptable. The applicant intends to mitigate for operational impacts from recreational disturbance by contributing to the Solent Recreation Mitigation Strategy.

If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Initial Ecological Appraisal and Ecological Construction Environmental Management Plan (EcoSupport, February 2019) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be installed as per manufacturer's instructions and retained and maintained in a condition suited to their intended function. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

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