

Dear Steve

I reluctantly concur with your recommendation but I would like you to consider some additional conditions.

1. The amount of the plot set aside as "Public Open Space" is small for the number of properties. The plot to the south labelled "Land potentially allocated for strategic highway infrastructure improvements or future development by others" should ideally be brought in as an area for recreation and dog walking for the residents of the new dwellings. Otherwise, with the plot closed by the railway to the north, residents looking for exercise will be funnelled through the A27/A259 tunnel to Warblington and the AONB. The plan is light on mitigation of this recreational disturbance.
2. Natural England's comments of 22 March 2019 contain a large list of recommendations. We should support adherence to them all. NE also states that it has no local knowledge of specific species at risk. We should add a condition that these are subject to further investigation.
3. I may have missed it in the voluminous material supporting this application but I saw no mention of wildlife corridors. Again, an assessment is required to establish whether any species would be affected.

We cannot stop development on the fringes of the AONB but we should certainly ensure that there is a price to be paid for these sensitive plots."

Yours sincerely

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