

Comments for Planning Application APP/18/00724

Application Summary

Application Number: APP/18/00724

Address: Land at Sinah Lane, Hayling Island

Proposal: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area

Case Officer: Daphney Haywood

Customer Details

Name: Mr Stephen Gilbert

Address: RSPB, South East England Regional Office 19 New Road Brighton

Comment Details

Commenter Type: Complainant

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The RSPB is concerned about the implications of this application in view of the proximity of the proposed development to the Chichester and Langstone Harbours Special Protection Area and Ramsar site, and potential impacts on the interest features of the designated sites, notably wintering dark-bellied brent geese.

The RSPB owns the freehold of land to the north of the application site, referred to as Area A in the application documents, which is used extensively for feeding by brent geese. We have been in discussion with the applicant about means by which the RSPB land and adjoining land may be enhanced in order to provide secure habitat in perpetuity for brent geese and waders. We are familiar with the Wintering Bird Mitigation Strategy (WYG, June 2018) submitted with the application.

Whilst the proposed mitigation package shows promise, there is as yet no detailed agreement on the design, implementation and future management of the land in question. Accordingly, in the absence of such a binding agreement, the RSPB believes that it is not possible to conclude that the proposed development will not have an adverse impact upon the qualifying features of the designated sites.