

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 23 November 2017 08:51
To: Lewis Oliver
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/16/01237 Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB 17.2069

Dear Lewis,

APP/16/01237 | Demolition of 6,111 square metres of redundant chalets and facilities buildings, use of land for the siting of 203 holiday caravans including 5 caravans for use as staff accommodation, refurbishment of retained single and two storey holiday chalets to form 87 units of holiday accommodation, retain managers bungalow, sales area for 5 caravans, refurbishment of remainder of central facilities building, CCTV cameras, provision of new pedestrian concourse with terraces, splash and dry play areas, multi-games court, adventure golf course and outdoor theatre and new landscaping. Retaining existing pitch and putt golf course to the east of the site. (Approved 5.5.17). Request to discharge condition No. 15 (17.8.17). Request to Discharge Condition No.s 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 (19.10.2017). | Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB 17.2069

Thank you for consulting me on this application.

Condition 9

The application is accompanied by a Landscape and Ecological Management Plan (Middlemarch, September 2017) which provides a ten-year plan for establishing and managing various ecological features within the site. I have read this document in conjunction with the submitted Soft Landscaping/Planting plans. The proposed plantings and management measures contained within this document are all broadly acceptable and should, when implemented as described, provide valuable habitat across the application site. My main comment would be that, for the SINC grassland in particular, there needs to be a longer-term commitment to appropriate management rather than ten years: what happens after that decade?

I would also echo the comments made by the Landscape Team in respect to hard landscaping details and I would like to see a plan showing/confirming the presence of a gated fence to the SINC grassland and SWBGS site to the east. It was previously agreed (and permitted subject to Condition 8) that public access to this field would be restricted between October 1st and March 31st as a means of avoiding disturbance to overwintering bird species and that this would be achieved by installing a low fence. Section 4.1 of the submitted CEMP details the installation of fencing during construction, but this appears to be temporary fencing for the construction period only and not a permanent feature. Further detail on how access to the SINC will be controlled would be welcome.

Condition 10

The submitted CEMP provides a timetabled framework for carrying out works within the identified ecological constraints. This includes a 'traffic light' system for identifying areas of higher risk and specific prescriptions for how habitats and species constraints will be addressed throughout the construction period. In general these measures are all acceptable, and I would highlight the need to ensure that works proceed with reference to the measures within both the CEMP and LEMP (this latter document provides more additional detail).

The applicant will appoint an ecological clerk of works (ECoW) to supervise construction activities where appropriate, and there is a reporting/certification process in place.

There is a commitment to undertake monitoring of noise levels where necessary: noises exceeding the threshold for bird disturbance are not anticipated but this will need to be judged by the ECoW.

In summary, I am content that the submitted LEMP and CEMP are sufficient for addressing Conditions 9 and 10.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

Specialist Environment Services
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335
E-mail: tristan.norton@hants.gov.uk; www.hants.gov.uk/biodiversity



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