

From: Norton, Tristan
Sent: 20 February 2018 14:07
To: 'Haywood, Daphney'
Cc: 'planning.development@havant.gov.uk'
Subject: APP/16/00774 Land north of Havant Road and west of Selangor Ave, Emsworth 18.0158

Dear Daphney,

APP/16/00774 | Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme). | Land north of Havant Road and west of Selangor Ave, Emsworth 18.0158

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you. Overall I have no overriding concerns with this proposal in terms of its ecological impact.

The application is accompanied by an amended Extended Phase1 Habitat Survey (WYG, December 2017), Wintering Bird Survey (WYG, December 2017), Bat Activity Survey (WYG, December 2017), Reptile Survey (WYG, December 2017) and an amended Ecological Mitigation & Management Plan (WYG, December 2017).

On the issue of impacts to off-site important wintering bird sites, the Solent Waders & Brent Goose Strategy (SWBGS) is currently undergoing revision, with site classification being completely reworked to move away from a binary 'Important/No Recorded Use' and towards a situation more reflective of a site's value to the overall network of SWBGS sites across the Solent. Whilst the application site itself is not considered to be of value to wintering birds (and is now effectively removed from the SWBGS), some fields to the south of the site are used by SPA birds. SWBGS sites H23B is now considered to be Low Use, H22B and H23F are so-called Secondary Network sites and H23D is a Primary Network site.

The revised SWBGS is not yet published but LPA ecologists and Natural England are starting to refer to it in planning consultation responses. In addition, some ecologists familiar with the local area are now aware of the upcoming changes. Havant Borough's emerging Local Plan 2036 will be fully compliant with the new SWBGS system. So, at the present time, although the SWBGS is changing, consultants will still be working within the framework of the 2010 SWBGS and therefore be reliant on 'older' site classification terminology. In this case, it does not really cause any significant issues.

The Primary and Secondary fields to the south are larger than the application site, lack any internal hedging and are situated close to the water so the presence of SPA bird species is not surprising. Whilst it is considered that direct impacts will not occur, given the distances between the application site and these fields, there may be an increase in recreational pressure which could potentially result in impacts to SPA birds. I am content that the local footpath/bridleway network, whilst potentially receiving increased footfall as a direct result of this proposal, is not situated in locations likely to result in increased disturbance: no footpaths cross the fields in question and each is bordered by managed hedgerows and trees. The potential for disturbance is very limited. There will clearly need to be a contribution towards the Solent Recreation Mitigation Partnership in order to mitigate for the in-combination effects of increased recreational

disturbance and I note that the applicant has agreed to this, and that Natural England have requested it also.

In terms of on-site issues, the site is relatively uninteresting but there are features of ecological value. The proposals include a 'receptor' area in the north-eastern corner of the site as well as a linear easement along its eastern boundary. It is proposed to retain the existing grassland and subject it to management suitable for reptiles (and other species). Reptiles will first be captured by hand with the aid of exclusion fencing. These measures are broadly acceptable and should result in a decent-sized area of suitable habitat.

As ever with mitigation strategies it is essential that management is carried out in accordance with the submitted details and that there is regular inspection of all works to ensure compliance. Local residents are correct in highlighting recent local development sites where ecological mitigation has been carried out in a far-from-satisfactory manner. It is imperative that the applicant and their appointed representatives take full responsibility for ensuring that all ecological mitigation measures are implemented as permitted. Given recent experiences I would expect HBC to be particularly mindful of this.

If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition. I would also suggest that progress reporting of ecological mitigation measures is also secured.

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Extended Phase1 Habitat Survey (WYG, December 2017), Wintering Bird Survey (WYG, December 2017), Bat Activity Survey (WYG, December 2017), Reptile Survey (WYG, December 2017) and Ecological Mitigation & Management Plan (WYG, December 2017) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Details of the implementation of all ecological mitigation, compensation and enhancement features shall be reported to the LPA in writing within one month of their completion. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

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