

Your ref:
Our ref: 37394

31 August 2017

Attn: Filipe Martins
National Regional Property Group
Victory Gate Lodge
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Dear Filipe,

RE: NORTHNEY MARINA – OFFICE CONVERSION TO RESIDENTIAL

National Regional Property Group commissioned Peter Brett Associates LLP (PBA) to provide ecological support to a Permitted Development Application relating to a proposed redevelopment of offices at Northney Marina, Hayling Island (the 'site'). The Permitted Development (PD) Application will secure a Lawful Development Certificate (LDC) for renovation of existing offices to residential use. The proposed development entails 21 residential units, with associated vehicle parking and landscaping. This letter summarises PBA's ecological work at Northney Marina over 2016 and 2017, and sets out proposed mitigation which will avoid significant impacts on ecological features in the area.

Ecological Survey Work to Date

An Ecological Technical Advice note in relation to the Northney Marina site was prepared by PBA in April 2016. This included a desk study review and the outcome of initial stakeholder engagement with Natural England, and confirmed the key ecological risks and opportunities associated with the proposed residential redevelopment. The desk study identified the presence of three areas covered by international nature conservation designations within the vicinity of the site: Chichester and Langstone Harbour Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area for Conservation (SAC). These areas are also nationally recognised as Sites of Special Scientific Interest (SSSI).

Designated Areas

The key ecological issue in relation to the redevelopment of Northney Marina site is the presence of the adjacent designated areas and the species they support (wintering and passage bird species). This is covered in greater detail in the previous Ecological Technical Advice note (PBA, 2016). However, further survey for wintering/passage bird species using coastal habitats surrounding the site and in the adjacent landscape was recommended so that potential impacts on these species (and therefore the designated areas) can be better understood and adequately mitigated as part of the redevelopment plans. The scope and approach to wintering bird survey work in and around the site was agreed with Natural England. The surveys were undertaken twice monthly from September 2016 until March 2017. The survey work has confirmed that wintering bird activity, including the species for which the SPA and SSSI are designated, is present within the intertidal areas around the site (i.e. the existing marina) and in fields to the south of the site.

The site lies within the Impact Risk Zone (IRZ) for the SSSI, SPA, Ramsar site. The IRZ identifies that any increase in residential population has the potential to affect the interest of these designated areas through increased recreational use of the coastline (e.g. dog-walking), resulting in increased disturbance to wintering bird populations. Given this, financial contributions will be required for each proposed residential unit, in accordance with the Solent Recreation Mitigation Strategy (SRMS) and local Plan Policy requirements. This payment will help fund monitoring and management of recreational issues across the Solent Maritime sites. In addition, the proximity of the designated areas will be a key consideration for the timing and approach to the construction works themselves, with any noisy or other potentially disturbing activities within the development site being avoided during the bird migration/wintering period (September-March inclusive).

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