

Date: 07 June 2017
Our ref: 215363
Your ref: APP/17/00275



Mr D Eaves
Havant Borough Council

Customer Services
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BY EMAIL ONLY

Dear David

Planning consultation: APP/17/00275 Construction of a facilities building on the course to provide separate male and female toilets along with a refreshment/shelter area.

Location: Hayling Island Golf Club, Links Lane, Hayling Island, PO11 0BX

Thank you for your consultation on the above dated 09 May 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

The application is within Sinah Common Site of Special Scientific Interest (SSSI), and is in close proximity to Chichester and Langstone Harbour Special Protection Area (SPA) and Ramsar Site and Solent Maritime Special Area of Conservation (SAC) which is also notified as Langstone Harbour SSSI.

However, given the nature and scale of the proposals, Natural England is satisfied that there is not likely to be any significant harm on the site as a result of the following mitigation measures.

1. Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts of the designated site. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. Further details are included below.
2. Prior to the commencement of the development, a detailed methodology should be submitted setting out the materials to be used in the construction of replacement habitat over the facilities building. Materials should be appropriate to the existing substrates and sourced locally from appropriate sources.
3. Prior to the commencement of development, ecological mitigation, compensation and enhancement plan shall be submitted for approval to the Local Planning Authority. The plan shall include details of all measures (methods, timings) to protect ecological features and

measures to compensate and enhance the site post-development. Development shall then proceed in strict accordance with the approved plan.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Further advice on mitigation

The Construction Environment Management Plan (CEMP) should include:

- details of how the building work will be carried out in a sensitive manner, using appropriate substrates.
- the location of storage areas for materials and machinery during construction.
- details of the type of aggregate to be used during the re-surfacing of the track. Natural England recommends the use of Type 1 aggregate.
- the measures required, when the track is being re-surfaced, to ensure all vehicle movements and storage is restricted to the confines of the existing track and will not disperse outside of the road footprint
- measures to ensure no vehicles can access the dune heath during the construction work.
- details of the trenching methodology for the installation of the electricity and water pipes. Natural England recommends rolling the turf back, installing the cables, then replacing the turf.
- the precautionary measures when piping concrete. For example, the chosen route should minimise the impact on the interest features of the site and a protective layer should be placed under the pipe.
- details of walkways to be constructed leading to the facilities block. Routes should be followed with the highest predicted foot-traffic levels to minimise erosion. Consideration should be given to the chemical makeup of the paths to ensure that there will be no impact to the acid soils. Potential options include local shingle, grasscrete or honeycomb rubber matting.
- safeguarding measures to ensure the correct connection of the septic tank.

Other advice

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on 07717808691.

We would be pleased to provide advice on the discharge of planning conditions or obligations attached to any planning permission to address the issues above

Should the proposal change, please consult us again.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Rachel Jones
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Dorset, Hampshire and Isle of Wight Team