

Date: 10 April 2017
Our ref: 211146
Your ref: APP/16/01237



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Havant Borough Council

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BY EMAIL ONLY

Dear Lewis

Planning consultation: APP/16/01237 Demolition of 6,111 square metres of redundant chalets and facilities buildings, use of land for the siting of 204 holiday caravans - Additional information provided.

Location: Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Thank you for your consultation on the above dated 15 March 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 site is adjacent to Chichester and Langstone Harbour Ramsar, Chichester and Langstone Harbour SPA and Solent Maritime SAC. The application site includes an area identified as 'important' in the Solent Waders and Brent Goose Strategy (2010 update) (site H43) and is used as a high tide roost by Brent Geese and waders, which are qualifying features of the Chichester and Langstone Harbour SPA.

As submitted the application would have an adverse effect on the integrity of the qualifying features of the Chichester and Langstone Harbour Special Protection Area. In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- 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 sites and their qualifying features. Once approved, the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. Further advice is included below.
- 2) An ornithological watching brief shall be undertaken for the duration of the demolition and construction works carried out during the sensitive period (01 October to 31 March).
- 3) No dogs shall be permitted on the Mill Hythe Site of Nature Conservation Interest (SINC) / pitch and putt golf course from 01 October to 31 March inclusive.
- 4) Access from the Holiday Village to the sea wall shall be closed from 01 October to 31 March

inclusive.

Reason: To ensure the disturbance to birds is minimised during the construction and operation of the Mill Hythe Holiday Village.

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

Further advice on mitigation

In particular, the CEMP will include a methodology for the demolition of the existing holiday chalets and the installation of the mixed accommodation and associated dining and leisure facilities. This should include details of:

- The access route of construction vehicles to and from the site.
- Location of construction compound and car parking.
- Storage and location of equipment and materials.
- Potential for run-off from the site and waste disposal resulting from site preparation, groundwork and the construction phase of the development and appropriate mitigation measures.
- Measures to minimise creation and impact of dust.
- Consideration of how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to SPA birds (i.e. October to March inclusive). Details of noise monitoring of the construction and demolition work at sensitive locations.
- Any percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor which is the nearest point of the SPA or SPA supporting habitat – high tide roost sites) should not be undertaken during the bird overwintering period (i.e. October to March inclusive).
- Measures to visually screen the construction works from the sensitive areas.
- Details of the ornithological watching brief necessary for any demolition and construction works during October to March.
- During construction, access onto the sea wall from the development site should be restricted.

Other advice

It is noted that the eastern section of the site is designated as the Mill Rythe Holiday Village SINC and will be retained in situ and subject to management to increase its value as a nature conservation resource. Natural England welcomes this approach.

Natural England welcomes the provision of ecological information to guests and the provision of interpretation boards around the site. Ecological information should be verified by a suitably qualified ecologist and should include recommendations to minimise disturbance; including keeping dogs on leads in sensitive areas and at sensitive times, and preventing access to the intertidal area during the winter months and details of the sensitive habitats and species around the site.

It would be useful to review how much the pitch and putt golf course is currently used during the winter months and whether it is possible to prevent access between November and March. As the site looks quite wet, the restriction of access may help prevent damage to the pitch and putt course during these winter months. This approach would be welcomed by Natural England

The Holiday Village users and local community would benefit from finding out about the SINC and how the ecological management measures proposed at the Holiday Village will help to support the nature conservation interest of the site and the surrounding area. This would be a useful way to enhance links with the local community in the surrounding area.

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

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07717 808691.

Natural England will need to be consulted on the discharge of conditions. 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

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Dorset, Hampshire and Isle of Wight