

Houghton, Michelle

From: Wells, Lesley
Sent: 01 September 2021 05:33
To: bst shared
Subject: FW: APP/21/00683 | Erection of 8No. dwellings together with associated works. | Land adjacent to 54, Long Copse Lane, Emsworth 21.0784

Hi

Please upload.

Thanks Lesley

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 31 August 2021 09:51
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: APP/21/00683 | Erection of 8No. dwellings together with associated works. | Land adjacent to 54, Long Copse Lane, Emsworth 21.0784

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Dear Lesley,

APP/21/00683 | Erection of 8No. dwellings together with associated works. | Land adjacent to 54, Long Copse Lane, Emsworth 21.0784

Thank you for consulting me on this application. Thank you for your patience.

I have now reviewed the submitted Land Adjacent to 54 Long Copse Lane, Emsworth Technical Note (Tetra Tech, 17 August 2021). This note is in response to my earlier consultation comments regarding the potential issues surrounding the use of previously agreed mitigation land. I also had a discussion with David West of Tetra Tech on 19 August. These are comments intended to provide some reassurance to the applicant, prior to any formal submission.

The Technical Note includes detail regarding the location and management of mitigation/compensatory areas as part of the Hampshire Farm development site. From my further review of documents associated with that site it is indeed true that there is an unhelpful lack of clarity on the precise requirements for longer-term management of the area in question and I do not think that there is a clear solution to this issue. I would concur with the Technical Note that the area was intended primarily as reptile mitigation and that ongoing management commitments are unclear. This example illustrates the need for explicit, timetabled management agreements that are understood by all parties and secured.

I would also agree that there is no fundamental conflict between the original intended use of the site primarily as reptile mitigation and the proposed improvements to botanical richness: both will result in a mix of managed and unmanaged grassland and scrub habitat.

On the issue of public access and recreational pressure, the proposed mitigation site has clearly been well-used and there are established patterns of behaviour that are best incorporated into the proposed site rather than attempt to challenge them. Again, with a well-devised management strategy there is no need for recreational usage to conflict with the stated ecological management aims.

In terms of the proposed management of the compensatory area, I am generally supportive of proposed turf translocation as a means of retaining SINC-quality grassland. The SINC grassland is certainly species-rich and any measures to negate the loss of this important habitat must be avoided. The close proximity of the receptor site is a beneficial factor and there is every reason to suggest that this technique would be successful. As ever, this is wholly dependent on a commitment to long-term care, management and monitoring to ensure success.

As stated in my previous response, the site is classified as Land East of 54 Long Copse Lane Site of Interest for Nature Conservation (SINC) and as such its development would be contrary to Policy CS11 of the Havant Borough Core Strategy March 2011. The emerging Local Plan 2036 contains Policy E14 which provides details of how SINC's are expected to be addressed in planning. The expectation is that impacts to SINC's are avoided, but where impacts will occur the benefits of the development must clearly outweigh the impact to biodiversity and the SINC: this is not for me to judge.

In summary, the Technical Note provides some useful context and I do not have any fundamental issues with it. The key here is to ensure that the proposed management of the compensatory area allows for both botanical and reptile enhancements whilst providing a degree of public recreation. If Havant Borough Council are to take on the longer-term management of the area these matters will obviously need to be fully agreed. I would be supportive of a fully-detailed management plan (which has agreement from all parties).

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

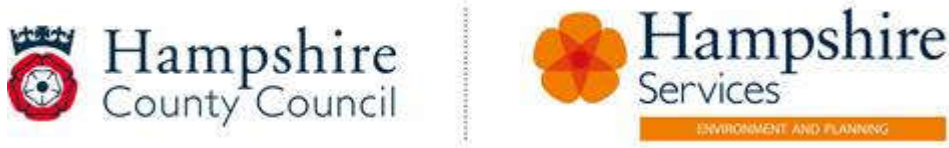
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Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335
Mobile: 07784 261774
E-mail: tristan.norton@hants.gov.uk; www.hants.gov.uk/biodiversity

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essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.



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