

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 18 September 2015 14:17
To: Daphney Haywood
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/15/00919 Land north of, Station Road, Hayling Island 15.1594

Dear Daphney,

APP/15/00919 Mixed-use development comprising 76No dwellings (including 30% affordable housing); 4No 1bed, 22No 2 bed, 31No 3bed; and 19No 4 bed dwellings; and 1000sqm of light-industrial accommodation (use Class B1) with associated parking, access, landscaping and surface water drainage. Land north of, Station Road, Hayling Island 15.1594

Thank you for consulting me on this application. I provide detailed consultation advice on this site at outline stage.

The application is accompanied by a Preliminary Ecological Assessment (WYG, August 2015) which details the results of an updating site survey and seeks to update the ecological assessment and mitigation strategy undertaken for the previous outline application. In summary, the update survey concludes that the site conditions have not changed substantially since the previous assessment and that broadly speaking the previous mitigation measures are valid.

The key potential impacts at this site are related to recreational disturbance of birds and habitats associated with the nearby SPA. The application site is used by overwintering brent geese, as are other large fields in close proximity. Detailed discussions took place for the previous application and a position was reached whereby all parties were satisfied that impacts were understood and could be adequately mitigated.

Although there is now an increase in residential units the range of impacts remains identical and the previous mitigation measures apply: minimising direct and easy access from the site onto the SPA and associated habitats, the use of the former horse paddock to the north and the removal of the gappy hedgerow separating the application site from the small paddock. I welcome that the small paddock is now in arable production and therefore theoretically available for use by brent geese, albeit when the cropping regime is favourable.

The ecology report identifies a number of gaps within the western boundary hedgerow, clearly made to suit local walkers, and notes that these gaps will be repaired. I can see no written commitment elsewhere within the application – this is imperative as the failure to repair gaps regularly will negate a large part of the mitigation strategy and will presumably further engender a false ‘right of access’ across private land which is used by large numbers of geese. Clarification of this issue would be welcome – are Barretts to ensure long-term maintenance? If not, then who?

I would also recommend consultation with Natural England on the efficacy of the wintering bird mitigation strategy, although this was acceptable previously.

Otherwise, I am content that the overall mitigation strategy for all aspects is sound and welcome the addition of suitable habitat for reptiles as well as bats and birds.

The issue of fence maintenance aside, if you are minded to grant permission could I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition.

Development activities shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Preliminary Ecological Assessment (WYG, August 2015) unless otherwise agreed in writing by the Local Planning Authority. Any mitigation, compensation and enhancement features shall be maintained in perpetuity unless otherwise agreed in writing by the LPA. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

I hope the above is useful – if you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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