

## Michelle Houghton

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**From:** Norton, Tristan <Tristan.Norton@hants.gov.uk>  
**Sent:** 20 May 2016 10:32  
**To:** David Eaves  
**Cc:** Planning and Development Shared Mailbox; Havant Auto-Reply  
**Subject:** APP/16/00379 | Erection of 9No. 2 bedroom dwellings and 9No. 3 bedroom dwellings. | Land South of, Ranelagh Road, Havant 16.0722

Dear David,

**APP/16/00379 | Erection of 9No. 2 bedroom dwellings and 9No. 3 bedroom dwellings. | Land South of, Ranelagh Road, Havant 16.0722**

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

The application is for an additional 18 units to the previously-approved development off Ranelagh Road (resulting in a net increase of four units). The initial development for 79 dwellings was approved as it included details on mitigating measures related to the nearby SPA/Ramsar and its supporting habitats. Both Natural England and the LPA ecologist at the time were eventually satisfied that mitigating measures were suitable. This proposal would add to the existing approved quanta of dwellings although by only four dwellings and the original red line is not amended.

I note that Natural England have raised concerns in respect to potential impacts to SPA/Ramsar supporting habitat and suggest that further desk- and field-based survey effort may be required. I would not raise similar objections, for the following reasons: the proposal is for a very modest increase of four units; the new units are situated within an area previously-approved for residential use; and NE and the LPA ecologist raised no objection to the previous scheme. I do not consider that the additional four units would add substantially to any stand-alone or in-combination impacts to the SPA/Ramsar or its supporting habitat. This site overall was included within the 2014 Allocations Plan which was itself subject to appropriate assessment and subsequently adopted: I do not see that this small amendment to the approved scheme would materially alter the findings of the AA.

The application is accompanied by an updated ecology letter (EcoSupport, February 2016) which states that, in their opinion, the additional dwellings would not add to any identified impacts associated with the approved scheme.

Clearly, the new dwellings would contribute towards in-combination effects but can be covered by financial contributions towards the Solent Recreation Mitigation Partnership (SRMP).

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

Kind regards,

Tristan

**Tristan Norton**

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