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**Your Ref: APP/15/00919
Our Ref: 13.79.3.7**

Dear Daphney

PROPOSAL:

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.

LOCATION:

LAND NORTH OF, STATION ROAD, HAYLING ISLAND

DESIGNATED SITES:

**LANGSTONE HARBOUR SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI);
CHICHESTER AND LANGSTONE HARBOURS SPECIAL PROTECTION AREA (SPA)/RAMSAR;
SOLENT MARITIME SPECIAL AREA OF CONSERVATION (SAC).**

Thank you for consulting the Wildlife Trust on this new application at this site. As you are aware we have commented on previous applications on this site, and previously expressed our concerns with regard to the potential impacts of the development proposals on Brent Geese, and other species associated with the Solent and Southampton Water SPA.

We are pleased to see that there is a commitment from the developer to pay contributions to the Solent Recreation Mitigation Partnership (SRMP), and that mitigation proposals agreed as part of the previous application are still being proposed. However, as we have previously stated, it is very difficult to alter the habitats of individuals once they have formed, and with six access points identified where damage has occurred to the fence bordering the Billy Line, we do have reservations with regard to the effectiveness of repairing the fence line and question how much resource will be provided to monitor and maintain the fence in perpetuity, as is being suggested.

We are disappointed to see that the development has increased by 16 dwellings, yet there is still no provision for on-site recreation space. As we have already mentioned, contributions to the SRMP of £174, have been suggested to mitigate impacts on the Solent and Southampton Water SPA, but new residents will still require other open space provision. Policy CS1 Health and Wellbeing of the Havant Borough Core Strategy 2011 requires that new open space be created, where necessary, *"within or close to housing developments that are safe and accessible for children to play and contribute to the borough's green infrastructure"*. New residents have a right to green open space for their health and

wellbeing, yet under these proposals there will be no provision for any safe and accessible areas for children to play, with the closest open space being Hayling Park, to the south.

With regard to the proposed northern native species boundary hedge, we note that gaps are included within the hedge, and that it is not a continuous length of hedgerow. We are concerned that by leaving these gaps, there is the potential for new residents to access the remaining part of the field, and potentially disturb and wintering bird species that may be using the remaining southern part of field H34E. In addition it may not function fully as a wildlife corridor, and mitigate for the proposals to create an access point within the western boundary hedge.

With regard to the inclusion of swift boxes, whilst we welcome any proposal to enhance a site for a species of conservation concern, we are concerned that without a proper mitigation strategy, the inclusion of such boxes will not work in isolation and other measures will need to be implemented. Such measures should include the playing of swift calls to attract non breeding individuals that are prospecting, since swifts are unlikely to find new sites without encouragement.

Conclusion

In conclusion, we are disappointed that the proposals do not include any on-site recreation space and have reservations as to whether some of the mitigation proposals will prove effective in the long term. We consider that the proposals should be redesigned to provide safe and accessible open space for children, and not increase the number of dwellings. We are pleased to see a commitment to pay contributions to the SRMP.

The above advice is given based on the information made available at this time and may change should further or amended details be submitted. We trust that you will find our comments helpful in determining this application and if you wish to discuss these matters further, then please do not hesitate to do so. I also ask that you keep the Trust informed of the progress and outcome of this application.

Yours sincerely



Trevor Codlin
Strategy Lead for Planning

