

From: Norton, Tristan [Tristan.Norton@hants.gov.uk]
Sent: 27 June 2014 09:54
To: Rachael McMurray
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/00360 Coldharbour Farm - Phase 2, Coldharbour Farm Road, Emsworth | 14.0510

Dear Rachael,

APP/14/00360 | Outline application for the construction of 53 dwellings with new vehicular access from Coldharbour Farm Way with all other matters reserved | Coldharbour Farm - Phase 2, Coldharbour Farm Road, Emsworth |14.0510

Thank you for re-consulting me on this application. In summary, I consider that the additional ecological information provided does address my previous concerns. My recommendation is that site-wide ecological mitigation and enhancement measures are secured via a suitably-worded condition.

The updated 'Extended Phase 1 Habitat Survey and Bird Habitat Suitability Assessment' report (Ecosulis, June 2014) still contains information cut-and-pasted from my consultation response but does now include an acceptable analysis of issues relating to the Solent Waders and Brent Goose Strategy (SWBGS). An analysis of the data pertaining to the application site and surrounding areas has been undertaken, concluding that the application site does not meet the majority of criteria necessary to offer suitability for overwintering bird species. In accordance with Policy DM23 of the Draft Havant Borough Local Plan (Allocations) December 2012, such sites should be subject to detailed field survey works although in this specific case I am content to concur that, on balance, this site is unlikely to be suitable for brent geese or other species (possibly with the exception of curlew and oystercatcher on occasion) and that therefore the development as proposed, whilst including loss of an uncertain SWBGS site, is not likely to result in impacts to overwintering birds. This conclusion is based in part upon my personal knowledge of this site and the surrounding area.

The report now includes a statement on the likelihood of financial contributions towards mitigation measures for recreational disturbance impacts – this is clearly a matter for the applicant to discuss with HBC from hereon.

The application site is immediately adjacent to the 'Stream West of Emsworth Recreation Ground' Site of Importance for Nature Conservation (SINC), noted for the presence of a scarce aquatic plant (narrow-leaved water plantain) as well as being a habitat rich in other aquatic plant species. Whilst no attempt has been made to investigate this SINC – given its proximity to the development site I had suggested that impacts (direct or indirect) are possible and therefore sufficient detail should be provided – the amended report does now at least contain a recommendation for buffering the SINC and, if necessary, further survey effort. I would strongly recommend that firm details of SINC protection are provided at the reserved matters stage: SINC's are a material consideration and are natural resources of County value, as well as contributing nationally to ecological networks (in accordance with NPPF). It is the applicant's responsibility to ensure that no adverse impacts occur to SINC's.

I am pleased to see specific mention of water voles now included. This species has been recorded locally (as specified within the amended report) and, despite comments to the contrary, I would still suggest that this species is perfectly capable of occurring within the SINC stream to the

east of the application site: water voles are quite capable of moving through culverts and over land between waterbodies.

In summary, the ecological information now submitted is sufficient to allow the LPA to have confidence that the ecological constraints are understood to a degree appropriate to the outline application and thus are likely to be effectively mitigated. Therefore, if you are minded to grant permission, could I suggest that ecological mitigation measures are secured via a suitably-worded planning conditions such as:

Prior to the commencement of any development activities a detailed scheme of site-wide ecological mitigation and enhancement measures (to include but not necessarily restricted to: site plan showing all ecological features; location, extent and composition of mitigation/ enhancement habitat; details of management of mitigation/enhancement features; measures to protect ecological features) shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the outline mitigation, compensation and enhancement measures detailed within the Extended Phase 1 Habitat Survey and Bird Habitat Suitability Assessment report (Ecosulis, June 2014). Any such measures shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority, and all such measures shall be permanently retained in accordance with the approved plan. Reason: to provide ecological protection and enhancement in accordance with NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

Senior Ecologist

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