

Dear Steve,

APP/14/00774 Reserved Matters Approval application for 34 open market and affordable dwellings relating to layout, scale, appearance and landscaping together with discharge of conditions 3-4, 6-10, 13-17, 19 and 22 following outline planning permission APP/11/01082. Barncroft Infant School, Barncroft Way, Havant 14.1158

Thank you for consulting me on this reserved matters application. In summary, there are no overriding ecological concerns although I would request that measures are put in place to prevent encroachment or damage to the valuable treeline to the south of the application site along Hook's Row. There is also the issue of recreational disturbance to nearby Natura 2000 sites.

This proposal was permitted prior to the adoption by Havant Borough Council of any mitigation strategy for addressing the likely significant effects to Natura 2000 sites from recreational disturbance resulting from a net increase in residential development within the Borough. However, any impact is yet to occur and so this proposal is captured by the current Solent-wide mitigation strategy. Chichester & Langstone Harbours Special Protection Area (SPA) is situated c.2km to the south of the application site and as such falls in the 5.6km zone within which Natural England consider that likely significant effects are an issue. It is therefore the opinion of Natural England that this development, on account of its proximity to the SPA, will (either alone or in combination with other sites in the Borough) result in a 'likely significant effect' on the SPA. It is not unreasonable to assume that a proportion of, or all, residents from this application site will travel to coastal sites such as the SPA to recreate. Dog walking is an example of an activity for which people will travel some distance and the coast is a significant draw. I concur with NE that this proposal would, either alone, or in combination with others, result in likely significant effect, and therefore mitigation measures are required. The recently-published SDMP Phase III contains a range of options for appropriate mitigation measures and has formed the basis for a Solent-wide mitigation strategy. I understand that Havant Borough Council, in common with other coastal authorities, now has in place a standard mitigation framework to which developers can contribute financially rather than, as at present, be required to provide often complex site-specific mitigation. I would therefore expect HBC and the applicant to agree a suitable financial framework for SDMP contributions.

The proposals entail the siting of residential rear gardens immediately abutting the mature vegetation along Hook's Row to the south. The submitted arboricultural assessment recommends that all mature trees are protected during and post-construction which is welcomed. I would simply request that sufficient consideration is given to the potential for ongoing pressure on this vegetation during occupancy – the placing of rear gardens adjacent to semi-natural vegetation raises the potential for impacts such as garden waste dumping and ad-hoc trimming of tree branches etc. It is imperative that the applicant and whoever is responsible for the ongoing management of the site is aware of the potential for such impacts and takes any necessary measures to avoid these.

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

Kind regards,

Tristan

Tristan Norton

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