

**From:** Norton, Tristan [<mailto:Tristan.Norton@hants.gov.uk>]  
**Sent:** 15 April 2014 13:33  
**To:** Stephen Cantwell  
**Subject:** GEN/14/00360 Land north of Manor Farm buildings, Manor Road, Hayling Island | 14.0488

Dear Stephen,

**GEN/14/00360| REQUEST FOR SCREENING OPINION | Land north of Manor Farm buildings, Manor Road, Hayling Island | 14.0488**

Thank you for consulting me on this application for an EIA screening opinion. I do consider that there is potential for the proposals to result in impacts of sufficient scale to require full EIA. My reasoning is as follows:

It is evident that the proposed development would fall under Section 10b of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and, in accordance with Schedule 2, the development site exceeds 0.5 hectares.

The application site is in very close proximity to internationally- and nationally-important designated nature conservation sites, namely Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). In addition, the application site itself is in part designated locally as a Site of Importance for Nature Conservation (SINC) due to the fact that it, and many fields in the immediate vicinity, features in the 2010 Solent Waders & Brent Goose Strategy (SWBGS). In fact the application site contains three SINCS: these are 'South of Daw Lane' A, C and D.

The SINC designations are a result of survey works undertaken for the SWBGS. All of the fields within the application have been shown to support either brent geese or waders or both in recent years. These species (brent geese in particular) are qualifying features for the adjacent SPA and, in law, any impacts to these species occurring outside the SPA boundaries are treated as if the impacts were to the SPA: in essence, the protection afforded to the SPA extends to wherever the birds happen to be. This is not mentioned within the submitted application documents.

This part of Hayling has long been known as an important area of brent geese in particular and this is in no doubt due to the mosaic of crop types available within and between years – each field has its use. The birds using this area appear to be very site faithful and therefore the loss of c.15 hectares of potential feeding/resting ground could reasonably be said to present a significant impact.

Therefore it is my opinion that the proposals, unmitigated, could result in significant ecological impacts, and on the scale of magnitude to trigger EIA: there could be impacts to a species which is a primary qualifying feature for a European designated site. It will be for the applicant to ensure that the

requisite level of bird survey effort is undertaken (at present this is a minimum three years' of field survey data) to assess the level of usage of the application by the target species. Justification for this can be found within Havant Borough Council's emerging Local Plan (Allocations) – see policy DM23 (p.98 of plan) which provides further details on sites for waders and brent geese and their implications for planning. In addition, there will be other ecological surveys to undertaken in order to evaluate the presence/absence of species such as badger, bats, reptiles etc. although these are not likely of significance in the context of formal EIA. Once the survey works are complete, a detailed mitigation strategy will be required so as to avoid, minimise and compensate for any identified impacts.

I trust that the above is suitable - if you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

**Tristan Norton**

**Senior Ecologist**

**Ecology Team**

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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. The comments within this letter are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.