

From: Norton, Tristan [Tristan.Norton@hants.gov.uk]
Sent: 16 May 2013 13:24
To: Daphney Haywood
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/13/00380 5 Warren Close, Hayling Island. 13/0438

Dear Daphney,

APP/13/00380 Demolition of existing detached four bedroom two storey house and construction of a replacement four bedroom two storey house with attached garage. Amended application as approved under APP/12/00052 to include installation of roof mounted photovoltaic panels. 5 Warren Close, Hayling Island. 13/0438

Many thanks for consulting me on this application. In summary, I consider that no further ecological survey works are necessary, although I do recommend that consideration is given to the proximity of nearby internationally-, nationally- and locally-designated sites of nature conservation interest: this will require the applicant to consider potential impacts to these sites during the construction phase of the proposed development.

The application is accompanied by a Phase 1 Ecological & Bat Survey letter report (EcoSupport, 1st February 2012) which provides a very brief description of the site and its potential for supporting legally-protected species. Given the relatively limited nature of the proposed works, and the age and condition of the existing dwelling I consider that the ecological report provides a reasonable assessment of the current ecological value of the site and that no additional ecological survey works are necessary.

However, the proposed works will take place within very close proximity to a number of designated nature conservation sites. The end of the existing garden lies immediately adjacent to Sinah Warren Village Marsh Site of Importance for Nature Conservation (SINC), a locally-designated site of importance for its saltmarsh and coastal shingle flora. The site also lies within 50 metres (m) of 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, there are several sites in close proximity which feature in the 2010 Solent Waders & Brent Goose Strategy (SWBGS) - the nearest is Site H82 which lies c.70m to the north-west. H82 is classified as 'Important' for both brent geese and waders within the SWBGS with up to 150 brent geese recorded and regular sizeable roosts of waders such as redshank and grey plover.

Whilst there are unlikely to be any direct impacts to the habitats associated with these designated sites, there is potential for construction activities to result in disturbance to over-wintering bird species. Overall, from the information provided, it appears that activities likely to result in disturbance to brent geese/waders will occur during the construction period, and specifically during the demolition works. The use of breaking equipment/large plant during this period is likely to result in intensive, high-decibel noise for prolonged time periods which, unmitigated, is likely to deter birds from utilising suitable habitat nearby. The remainder of construction period will be characterised by routine movements of plant and contractors which will create a certain level of noise and visual disturbance, though not on the same scale as the demolition. It is important to note that the key bird species are only present between October and March.

On balance, I consider that provided mitigation measures are implemented to minimise any noise and visual disturbance the likely impacts of the proposed works are unlikely to be significant, i.e. will be of relatively short duration and limited in extent.

In terms of mitigating the impacts of the proposed development works, I would strongly recommend that demolition works are undertaken outside of the period October to March (i.e. avoid any potential for impacts) or, if this is not practicable, the use of temporary hoarding around the relevant boundary of the site during the entire construction period will help to screen the nearby coastal habitat. Heras fencing with timber boarding and/or sheet foam insulation would provide some level of noise reduction and visual screening.

In addition, I would strongly recommend measures to prevent informal contractor access to the foreshore area during the construction period (if undertaken between October and March) in order to minimise any undue disturbance from human presence. Measures to restrict any unnecessary noise (e.g. vehicle horns, loud reversing alarms, unnecessary engine revving etc) during the construction period would also be welcome if works are during the sensitive period.

The timing of works will also serve to mitigate any likely significant impacts. As the key local brent goose/wader site (H82) comprises upper-shore habitat, disturbance is likely to be greatest at and around high tide periods when birds arrive to roost. I therefore consider that the use of suitable hoarding is the method most likely to minimise any potential disturbance. Given that there may be disturbance impacts to designated sites I would strongly recommend that consultation is sought with Natural England. Depending on NE's opinion, it may be appropriate to attach a suitably-worded planning condition to any future permission.

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

Kind regards,

Tristan

Tristan Norton

Senior Ecologist

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