

From: Norton, Tristan

Sent: 29 August 2025 09:09

To: Miszewska, Arleta; Norton, Tristan

Cc: Havant Planning and Development Mailbox New

Subject: APP/21/01351 | Outline application for erection of up to 60 dwelling units with access; associated landscape and highway works on land south of Saltmarsh Lane, and all other matters reserved. | Land south of Saltmarsh Lane, Hayling Island, PO11 0JT

Dear Arleta,

APP/21/01351 | Outline application for erection of up to 60 dwelling units with access; associated landscape and highway works on land south of Saltmarsh Lane, and all other matters reserved. | Land south of Saltmarsh Lane, Hayling Island, PO11 0JT

Thank you for consulting me on this outline application. Recently, updated information was submitted in the form of an amended Ecological Impact Assessment (Tyler Grange, July 2025) and Habitats Regulations Assessment (Tyler Grange, July 2025). I also reference the previously submitted Brent Goose and Wader Mitigation Strategy (Tyler Grange, April 2025). These reports contain updated assessments of the site's ecological features and value, including from additional field surveys conducted in 2025, notably for bats. Updated bat surveys works included ground-level and climbed tree inspections, emergence surveys, walked transects and automated monitoring.

Overall, I am content that the site conditions have remained consistent through the various years of assessment and that the potential ecological constraints are well understood. The site is not of exceptional ecological importance and contains a typical range of generally species-poor habitats found on farmland on Hayling Island. The key features are the various ditches as well as boundary hedgerows and trees. These habitats do support populations of protected and notable species, most notably common reptile species.

It is worth clarifying the status of the Solent Waders & Brent Goose Strategy (SWBGS) site H34D which encompasses the whole application site. In the current iteration of the SWBGS the site is classified as a Candidate Site (Low Use).

The Candidate classification is used for sites where there is insufficient data to conclusively determine status. The Candidate status is qualified, by in this case a Low Use classification, to indicate a provisional status based on the available data.

For H34D it is clear that there are very few records of SPA bird species – a total of 7 Lapwing recorded in 2009 plus Tyler Grange's record of 10 Lapwing in 2012 – and the Candidate (Low Use) classification seems justified. Winter bird surveys conducted by the applicant between 2011 and 2021 recorded no other SPA bird species within H34D.

In line with previous consultation comments, the submitted Brent Goose and Wader Mitigation Strategy (Tyler Grange, April 2025) is essentially unchanged from that previously submitted and discussed in 2022, 2023 and 2025, and has been subject to detailed discussion with Natural England officers and I. The principle of utilising land at Mill Rythe as mitigation remains agreed in principle, and the strategy provides further details on what, in practice, is proposed in order to ensure the Mill Rythe land provides a functional off-site habitat for bird species. In essence, the strategy entails the cessation of certain land use activities at the Mill Rythe site, alongside some enhancements. I consider the proposed management changes - cessation of dog walking activities, better grassland management, boundary strengthening - to be achievable mitigation and enhancement measures to Solent Waders & Brent Goose Strategy (SWBGS) Core Site H50C. I am confident that the proposed mitigation/enhancement measures would provide habitat attractive to Brent Geese in particular, in an area where they have traditionally occurred in significant numbers. The principle of providing permanent habitat in key locations (as opposed to intermittently available habitat) is a central thread of the SWBGS. The current activities on the Site H50C are detailed, as are other factors that may render the site unattractive to wintering birds.

The outline nature of the application means that key details such as precise site layout are not known at present. As a general principle, the Council will be expecting development design to accord with the mitigation hierarchy and seek avoidance of ecologically valuable features first. In practice, this will mean the retention and buffering of identified features of the local ecological network such as hedgerows, trees and ditches that provide connectivity for wildlife within the site and beyond its boundaries. The Council will expect landscaping to enhance the local ecological network through the use of, for example, sustainable drainage systems such as surface swales and the use of native-led planting schemes that reflect the local landscape and are likely to support the species found in the locale. In addition to the avoidance of impacts wherever possible, and the provision of new or compensatory habitat, the Council will expect ecological enhancement features to be embedded within any new development. This includes features such as bat and bird boxes and other species-specific features. It is expected that an ambitious level of habitat feature integration is achieved.

If you are minded to grant permission, can I suggest that the following measures are secured by condition.

Prior to the commencement of any development activities, a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the ecological avoidance, mitigation, enhancement and management measures as detailed in the Ecological Impact Assessment (Tyler Grange, July 2025) unless otherwise agreed in writing by the Local Planning Authority. It shall include but not necessarily be restricted to: full details of all on-site and off-site ecological avoidance and mitigation measures, to include timings, methods and responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate potential impact pathways affecting ecological features and especially the adjacent Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site and their interest features and should include roles, responsibilities and methods. Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, 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

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Advanced notice of leave: 1 September

The Council will shortly be moving to a new software system for case management. As a result, the Planning Development team will be working slightly differently between 31 July – 13 August 2025. Please note, the statutory timeframes associated with an application will not be impacted. Our non-statutory Pre-Application Advice service will be paused whereby no new enquiries will be processed in August as we make this change. Pre-application enquiries will be resumed from the 1 September.

To avoid potential delays to any other questions or advice, please submit all relevant documentation no later than the 23 July 2025. We apologise for any inconvenience caused during this time and appreciate your patience as we make this change.



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