

30 October 2019

Graham Beck
Luken Beck Consultants Ltd
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SO15 2EW

Dear Graham,

Additional Information on Mitigation for Impacts on Secondary Support Site in the Solent Waders and Brent Goose Strategy (SWBGS)

Further to correspondence from Daphney Haywood at Havant Borough Council relating to additional information for the Habitat Regulations Assessment regarding the mitigation proposals for secondary support sites in the SWBGS for Land at Lower Road, Bedhampton, I am writing to confirm the mitigation strategy for the proposed loss of supporting habitat.

The application site is classed as a "secondary support site." In accordance with emerging Policy E17 of the Local Plan and the Solent Wader and Brent Goose Strategy Advice document (October 2018) a financial payment in lieu of the loss of habitat will be required. We understand the funding secured, via the section 106 agreement, will be used to enhance, manage and monitor the wider Solent wader and Brent goose ecological network. This funding will be managed by the local authority and will be used to support schemes across the network. The contribution required from the development at Lower Road is calculated below.

In addition to the payment the site will also provide open space that will contribute to alternative recreational resource in the Borough. Whilst this cannot be retained as support habitat for waterfowl it will form a useful contribution to the wider informal recreational resource, and was discussed with Natural England in pre-Application advice (using the Natural England Discretionary Advice Service). The area of informal recreational space, along with formal green space and garden areas within the development footprint were set out in the ecology report submitted in support of the Planning Application (Aluco Ecology 2019: Land at Lower Road, Bedhampton, Ecological Assessment). These are also reproduced below.

Mitigation Payment Calculation for Contribution to the wider SWBGS network

In accordance with Appendix 2 of the Solent Wader and Brent Goose Strategy Advice document (October 2018) a payment of £85,464 is required for each hectare of habitat lost. The application site comprises 3.85ha which means that the Section 106 Agreement will need to incorporate a total contribution of £329,036.40. It is intended that the timing of the payment and associated clauses associated with this financial contribution will be discussed as part of the S106 negotiation which remains ongoing.

Open Space contribution for Informal Recreation, and other open and green space calculations

The calculations below for formal and informal green space, including the additional recreational area south of the development footprint is based on Masterplan calculations. The areas highlighted in bold relate to the additional open space south of the development and its buffer habitat (eg hedgerows around the scheme and buffering the development:

- Built Development:
 - Area of proposed roads/paths/parking = 6775.1m²;
 - Area of proposed buildings = 3653.1 m²;
 - Private Garden Space = 6468.4 m²;
- Open & Green Space and Retained Farm Areas:
 - Central Public Open Space = 6738.7m²;
 - Retained but moved Farm track = 2026.2 m²;
 - **Southern Public Open Space = 10543.4 m²;**
 - **Other edge retained or buffer habitat = 2216m²**

With regards
Yours sincerely,



Gareth Knass LLb (Hons) MSc MCIEEM