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24th August 2018

**Your Ref: APP/18/00724
Our Ref: 13.79.3.12**

Dear Daphney

PROPOSAL: ERECTION OF 195NO. DWELLINGS, ASSOCIATED OPEN SPACE, PUMPING STATION, SUB-STATION AND FORMATION OF NEW VEHICULAR ACCESS OFF SINAH LANE. CHANGE OF USE OF LAND FROM AGRICULTURAL TO A WADER AND BRENT GEESE REFUGE AREA

LOCATION: LAND NORTH OF SINAH LANE, HAYLING ISLAND, PO11 0HH

**DESIGNATED SITES: CHICHESTER & LANGSTONE HARBOURS – RAMSAR, SPECIAL PROTECTION AREA (SPA)
SOLENT MARITIME – SPECIAL AREA OF CONSERVATION (SAC)
LANGSTONE HARBOUR – SITE OF IMPORTANCE FOR NATURE CONSERVATION (SSSI)
SALTMARSH LANE C – SITE OF IMPORTANCE FOR NATURE CONSERVATION (SINC) (FIELD H34C – SOLENT WADERS AND BRENT GOOSE STRATEGY 2019)**

Thank you for consulting the Wildlife Trust with regard to this application, you will be aware of our previous comments at the pre-application stage and we are pleased to see that the proposals include provision of a Wintering Bird Mitigation Strategy (WYG, June 2018). The field subject to this application, H34C, has been classified as a primary support area in the revised Solent Waders and Brent Goose Strategy 2019, with up to 800 dark-bellied brent geese *Branta bernicla bernicla* recorded using the site during the winter 2015/16. Whilst the site is outside of the designated area forming the Chichester & Langstone Harbours SPA, the use of the site by large numbers of dark-bellied brent geese demonstrates that the area is evidently functionally linked to it. Therefore it will be necessary for the applicant to demonstrate that the proposals do not adversely affect the integrity of SPA.

We welcome the inclusion of a Biodiversity Net Gain Assessment (WYG, June 2018) which whilst in some cases there may be some subjectivity regarding the condition of habitats, the document demonstrates that if the target habitat conditions are achieved these development proposals could deliver net gains in biodiversity.

We are aware that the RSPB owns the freehold of land to the north of this application site (referred to as Area A in the Wintering Bird Mitigation Strategy) and we have been informed of their discussions with the applicant regarding the long term management of the mitigation area, as such we have not

reviewed the documentation in detail. However through correspondence with the RSPB we understand that negotiations with the applicant with regard to the long term management of the mitigation area have not yet been concluded. Therefore in the absence of a binding agreement it will not be possible to conclude that there will not be an adverse impact on the qualifying features of the SPA. As such this application should be refused.

The above advice is given based on the information made available at this time and may change should further or amended details be submitted. We trust that you will find our comments helpful and if you wish to discuss these matters further, please do not hesitate to do so. I also ask that you keep the Trust informed of the progress and outcome of this application.

Yours sincerely



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