

My ref LHB/MR/18b
Ask for Megan Roberts

4th December 2023

Dear Mr Eaves,

ROOK FARM, LAND OFF ST MARYS ROAD, HAYLING ISLAND

OUTLINE APPLICATION FOR DEVELOPMENT OF UP TO 300 DWELLINGS (INCLUDING AFFORDABLE HOUSING). THE PROPOSAL INCLUDES PROVISION FOR STRUCTURAL PLANTING AND LANDSCAPING; INFORMAL PUBLIC OPEN SPACE; CHILDREN'S PLAY AREAS; SUSTAINABLE DRAINAGE SYSTEM (SUDS); A NEW VEHICULAR ACCESS FROM ST MARY'S ROAD; AND ASSOCIATED ANCILLARY WORKS. ALL MATTERS RESERVED EXCEPT FOR MEANS OF VEHICULAR ACCESS. ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Thank you for consulting us on the above proposal. I refer to the detailed drawings and documents viewed on the Havant Borough Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and **OBJECTS** to the proposal.

Under the Solent Wader and Brent Goose Strategy (SWBGS), the application site is situated on land directly classified as a Core Area (H46B), and records from HIWWT have shown over 1,000 Dark-Bellied Brent Geese utilise this site. Mitigation Guidance for the SWBGS requires that "*A suitable replacement site of an equal, or in some circumstances greater, size and quality must be provided in close proximity to the Core Area affected to fully replace its ecological function*". The identified refuge site at land west of West Lane, Hayling Island, is welcomed. However, further information is required to satisfy that the provision will provide an enhancement effect to the SWBGS network and certainty as to whether the proposed refuge can replicate the functionality of the Site, with relation to climate change effects. Also, to highlight, it is not clear at this stage who will be responsible for the management of the refuge site. Of course, ideally, this would be handed to an experienced conservation body through legal agreement.

Net increases in residential development on the fringes of Langstone Harbour are likely to have a significant effect on Chichester and Langstone Harbours SPA, either alone or in-combination with other large residential developments in the area. Significant mitigation measures will be required in order to combat disturbance from the development. We are pleased to see, however, that the applicant acknowledges the contribution towards the Solent Recreation Mitigation Strategy.

We hope that these comments are of use. Please do not hesitate to get in touch, should you wish to discuss any further.

Yours Sincerely,



Megan Roberts
Environment Officer
Langstone Harbour Board