Subject: APP/26/00624 | Replace existing equestrian barn, other stables and peripheral buildings and replace with a single, low level, barn. | Poundcroft Livery Stables, adjacent to 173 Havant Road, Hayling Island PO11 0LF

Dear Jennie,

APP/26/00624 | Replace existing equestrian barn, other stables and peripheral buildings and replace with a single, low level, barn. | Poundcroft Livery Stables, adjacent to 173 Havant Road, Hayling Island PO11 0LF

Thank you for consulting me on this application.

The application site comprises an existing equestrian yard containing dilapidated structures and hard surfacing. I am content that the application site is of very limited ecological value.

The application site is included within the Solent Waders & Brent Goose Strategy (SWBGS) as Site H53A, a Secondary Support Area and is adjacent to Site H53B, a Candidate (Low Use) site. I am content that the area covered by the red line boundary is not suitable habitat for wintering bird species (this is a mapping discrepancy) but the surrounding permanent pasture is certainly suitable. There is some potential for construction works to produce noise and visual disturbance that could result in disturbance to bird species present within the adjacent fields, if carried out during the wintering bird season between October and March.

On the matter of Biodiversity Net Gain, I am content that the application red line is under the 0.2 hectare threshold and therefore BNG is not required.

Overall, and if you are minded to grant permission, I would suggest that a Construction Environment Management Plan (CEMP) is secured by condition. The purpose of the CEMP is to ensure that construction phase noise and visual disturbance impacts are controlled.

Prior to the commencement of 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 during construction affecting identified ecological features on-site and off-site and should include roles, responsibilities and methods for each specific avoidance and mitigation measure. Reason: to protect biodiversity in accordance with the Environment Act 2021, 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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