

**For DMC 29<sup>th</sup> October 2020.**  
**Planning Application 18/00724. 195 homes to be built on land north**  
**of Sinah Lane, Hayling Island.**  
**Deputation on behalf of Havant Friends of the Earth and Havant**  
**Climate Alliance.**

**This application should not receive planning permission on the following environmental grounds:**

**1. Reduction of foraging for Brent Geese and Waders**

This development will increase the incremental loss of SPA supporting sites on Hayling Island and across the Solent. This site provides winter foraging at high tide, adjacent to Langstone Harbour. The proposal to turn the land to the north of site into a nature reserve managed by the RSPB is desirable if the development goes ahead, but will not adequately compensate. We do not think that Bird Aware can provide adequate recreational mitigation for building on or beside land previously used by birds. The encroachment of habitation in itself will be a deterrent for many birds, even if local residents have been educated about them.

**2. Water Quality/Nutrient Neutrality**

By Natural England methodology, this development will result in a nutrient reduction, improving water quality, although we would like physical evidence, of the nutrient levels in the field. The WYG assessment has not factored in the RSPB proposal to apply 50 – 70 kg fertiliser (per hectare or field?) to the nature reserve in autumn, nor the impact of grazing animals if used (how many?)

Any reduction of nutrients leaching from the land, must be considered against the increase in sewage going to Budds Farm which will result in more frequent storm water discharges which will be detrimental to water quality. Natural England methodology does not cover this. We remain concerned that the development will reduce water quality overall and damage our seagrass beds, which are vital in combatting climate change.

**3. Loss of productive farm land**

The agricultural land on this site is classified as grade 3a which falls within the category of “Best and Most Versatile” for agriculture. Land of this quality is very limited in the UK, so this site should remain in production, especially in relation to Brexit and the need for food security.

**If the development is given permission, the following conditions should apply:**

**4. Trees and hedges**

We need increasing tree cover to support carbon reduction and biodiversity. Species rich planting of hedges and trees, including some larger native trees, are needed along the northern edge of the site to increase screening for the nature reserve, as well as within the site and around the western and southern boundaries.

New plantings need a management plan to care for them. Homes should not be placed too close to trees causing pressure to prune. The number of homes should be reduced to allow for this.

#### 5. Biodiversity

Trees and hedgerows, with native wildflower and vegetation underplanting, are also needed to provide wildlife corridors around and through the site. Fences should have ground level holes to allow small mammals such as hedgehogs, to travel through. A variety of bird nesting boxes are needed, as well as bat boxes, attached to houses or large trees. The aim is for a net gain in biodiversity.

#### 6. Brent Geese and Waders

The site is already attractive to the birds and well used. The proposed nature reserve to be used in mitigation needs to be prepared and ready for the birds before work on house building starts. Noisy building work should be avoided between October and March.

#### 7. Building for a low carbon future

Some of Barratt Homes "fabric first" approach is good, i.e. better insulation, and waste water heat recovery, but it will only partially meet the Council's emerging policy E12 Low Carbon Design. Barratt will install condensing gas boilers although these will be banned from new build homes from 2025. Solar pv with appropriate positioning of buildings, or heat pumps should be installed.

#### 8. Encouraging cycling

It is positive that all properties will have cycle stores as well as bin stores. It is important that these are secure and have sufficient space to store 3 to 4 bikes. If there is to be only one access point onto the Hayling Billy Trail, it should be at the northern end of the site, so that cyclists are not deterred by having to go "a long way round" to reach it. The developer should make a contribution to improvement of the Trail surface.

#### 9. EV charging points

Only houses with garages have these. They should be available by all parking spaces to encourage transfer to electric vehicles.

Patricia Brooks