

Planning Committee 10th March 2021
Application/20/01093
195 homes to be built on land north of Sinah Lane.

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 seagrass beds, which are vital in combatting climate change.

3. Loss of productive farm land

This is “Best and Most Versatile” agricultural land, which 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.

The landscape plan does not go far enough. More 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. We need increasing tree cover to support carbon reduction and biodiversity. The proposed long term management plan will be essential for new planting. Although some homes have been “moved” to place them further from trees, this does not appear to be far enough to prevent pressure to prune or cut down trees. To enable this the number of homes on the site needs to be reduced.

5. Biodiversity

There is reference to green corridors through the site but more could be done to enhance biodiversity. Not just a wildflower meadow is needed, but more habitat plantings with native trees, hedgerows, and vegetation underplanting, are required 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. Recommendations for bird and bat boxes should be followed, as well as reptile refuges. Lighting should comply with Bat Conservation Trust Guidance.

6. Brent Geese and Waders

The site is already attractive to the birds and well used. A CEMP needs to be in place and followed. 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. These are homes which will need retrofitting in future. Solar pv with appropriate positioning of buildings, or heat pumps should be installed.

8. Encouraging cycling

It is positive that all properties will have sheds to provide cycle stores, if they do not have garages. 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.

9. EV charging points

It is not acceptable that only houses with garages have these. They should be available by all parking spaces to encourage transfer to electric vehicles.

Patricia Brooks