

Consultee Comments for Planning Application APP/24/00698

Application Summary

Application Number: APP/24/00698

Address: Public convenience and St Johns ambulance opposite, Rails Lane, Hayling Island

Proposal: Change of use of vacant former St John's Ambulance Office as a use class E coffee kiosk/cafe including external alterations to provide serving hatch/ window.

Case Officer: Josephine Lacey

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Josie,

APP/24/00698 | Change of use of vacant former St John's Ambulance Office as a use class E coffee kiosk/cafe including external alterations to provide serving hatch/ window. | Public convenience and St Johns ambulance opposite, Rails Lane, Hayling Island

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and therefore I have carried out my own, non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Overall, I am content that the building itself is unlikely to be of ecological interest. The proposed changes are primarily internal and would not entail significant impacts to the external fabric of the building.

The location is close to parts of the Hayling coastline that are of ecological importance, including Beachlands East and Hayling Island Beach Sites of Importance for Nature Conservation (SINC) and the Solent Waders and Brent Goose Strategy Site H105, an important winter beach roost for several wader species. With any new commercial facility in this general location there is a risk of increased recreational pressure on sensitive habitats. On balance, I am content that the proposed development is not likely to result in unacceptable increases in recreational pressure: the area is already well-used and contains extensive formal recreational space and facilities. There is clearly potential for littering to impact sensitive habitats and I would strongly recommend that there is a firm plan for addressing food packaging waste.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX