

Consultee Comments for Planning Application APP/23/00469

Application Summary

Application Number: APP/23/00469

Address: Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH

Proposal: Single storey extension to existing Marina Services Building (Amendment to Planning Permission APP/22/00479) and alterations to existing car park.

Case Officer: Selina Donophy

Consultee Details

Name: Mr Tristan Norton

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

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Selina,

APP/23/00469 | Single storey extension to existing Marina Services Building (Amendment to Planning Permission APP/22/00479) and alterations to existing car park. | Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. I would not raise any concerns in relation to the small building extension: the modern building is highly unlikely to be suitable for supporting protected species.

The car park extension will necessitate the loss of some areas of managed grassland and what appears to be trees/scrub to the north-west of the services building. Whilst I would not expect this to be of significant ecological value, amenity type grasslands in coastal locations can be of botanical interest, supporting scarcer grasses and herbaceous species. I would therefore welcome the submission of some recent, good quality photographs of the area to be affected: this should enable me to provide a more informed assessment. I would also welcome further information on how the loss of vegetation may be compensated for within the site.

I note that Natural England have requested that a Construction Environment Management Plan (CEMP) be secured to ensure that potential impacts to nearby international and national designated sites are avoided. I would concur with this request, and it will be necessary to secure a CEMP detailing how potential impacts from pollution, noise, and visual disturbance will be

managed during construction.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

Tristan Norton

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