

Consultee Comments for Planning Application APP/23/00486

Application Summary

Application Number: APP/23/00486

Address: Furniss Business Centre, Furniss Way, Hayling Island

Proposal: Extension of existing business centre to provide 3 additional units of 103sqm each (309sqm in total) plus amended parking layout and cycle parking.

Case Officer: Lesley Wells

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 Lesley,

APP/23/00486 | Extension of existing business centre to provide 3 additional units of 103sqm each (309sqm in total) plus amended parking layout and cycle parking. | Furniss Business Centre, Furniss Way, Hayling Island

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. The application site comprises a relatively small area of managed grassland situated between the existing commercial units to the north and west and new residential housing to the south and east. I am confident that, although a valuable area of open green space within a densely developed area, the application site is unlikely to be of particular ecological value, comprising a relatively recently established area of amenity grassland with planted saplings. The section of hedging along the western boundary with Furniss Way and the sites southern boundary are however of value and should be retained and ideally enhanced.

Natural England have commented on the need for a Construction Environment Management Plan (CEMP) in order to ensure that potential construction and operational phase impacts to international and national designated sites are avoided. Potential impact pathways identified include noise and visual disturbance, and airborne and waterborne pollution. The site is reasonably close to areas offering supporting terrestrial habitat to bird species associated with the Solent Special Protection Areas (SPAs) and any drainage will inevitably link to existing infrastructure and ultimately discharge into the Solent. The proposed surface water drainage will

discharge to existing drainage ditches at the sites western boundary, and foul water will discharge to existing foul drainage.

There are apparent inconsistencies within the submitted Drainage (SuDS) Strategy (Patrick Parsons, May 2023). For example, the text at 8.1.4 contradicts the accompanying table in stating that the hazard risk from run-off is very low/low. I would concur with the table in that the potential hazard risk is medium-to-high: there is a high probability of commercial units resulting in hazardous substances entering the local hydrological system. For the identified hazards (total suspended solids, heavy metals, hydrocarbons, see 8.3.6) it is stated that catchpits, an existing petrol interceptor, and filtration textiles within the porous paving will suffice to remediate the potential risks. I am not qualified to determine if these measures are appropriate/deliverable and I would therefore defer to your Drainage consultee. It is noted that Natural England have requested that the SuDS assessment takes full account of the sensitive nature of water quality in relation to protected sites and that this may require additional remediation measures. Havant Borough Council must be confident that the permitted drainage strategy will not impact water quality entering the Solent and that any drainage solution is subject to necessary funding and ongoing inspection and maintenance.

I would also request clarification on lighting and the potential for new artificial light spillage onto retained vegetation.

Following confirmation that the proposed drainage is suitable, and if you are minded to grant permission, can I suggest that a Construction Environment Management Plan is secured by condition.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not necessarily be restricted to): full details of waterborne and airborne pollution control measures; full details of any measures for ensuring that noise at the nearest sensitive receptor does not exceed LA (max) (fast) (1 hour) 69 dB during the period 1st October to 31st March. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, 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

Principal Ecologist | E: tristan.norton@havant.gov.uk M: 07552 248974

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