

Consultee Comments for Planning Application APP/23/00314

Application Summary

Application Number: APP/23/00314

Address: Hayling Island Service Station, 181-183 Havant Road, Hayling Island, PO11 0LG

Proposal: Demolition of existing structures and erection of replacement kiosk store including integrated drive thru and associated development.

Case Officer: Lesley Wells

Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Lesley,

APP/23/00314 | Demolition of existing structures and erection of replacement kiosk store including integrated drive thru and associated development. | Hayling Island Service Station, 181-183 Havant Road, Hayling Island, PO11 0LG 23.0655

Thank you for consulting me on this application.

The site is situated within close proximity to Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). Whilst the proposed works are not within these sites, and direct impacts are unlikely, there is certainly a risk to the natural environment such that further information will be required to support any future full application.

As the works are within protected sites, any application will need to consider the potential impacts to these sites and their qualifying habitats and species during construction activities. This is usually achieved through completion of a (shadow) Habitats Regulations Assessment (HRA). HRA will require specialist ecological input. The purpose of HRA is to assess, in a systematic manner, the potential impact pathways arising from the proposed works and then assessing whether these could result in an effect on the individual qualifying features (habitats and species) for which each protected site is designated. In my view, the key impact pathways would be: noise and visual disturbance from construction; airborne and waterborne pollution. The current commercial activity at the site clearly raises the potential for pollution. Details of potential impact pathways can be found on the Solent Site Improvement Plan published by Natural England: this should be used to guide the HRA process. Following an initial screening of potential impacts, any identified impacts

that cannot (in the absence of mitigating measures) be discounted should be taken forward for further assessment as stage two of the HRA process. Mitigating measures could include timing of works to avoid overwintering bird species, the use of pollution prevention protocols, and the submission of a Construction Environment Management Plan (CEMP).

I am satisfied that the application site is of limited ecological value. The site contains areas of modified (species-poor) grassland, scrub, tall herbage and planted trees. I should highlight that the plant species list includes Wild Liquorice which is almost certainly a misidentification of this very rare plant of woodland in north Hampshire. I am content that the buildings are unsuitable for supporting bat species and nesting birds. No further ecological survey works are necessary.

The submitted landscaping contains areas of native shrub plantings, which is welcome. However, I would like ecological input into the selection of ornamental species. For example, the use of species such as Wilsons Honeysuckle *Lonicera nitida* and *Hedera canariensis* may not be appropriate due to invasive tendencies: I would rather that ornamental plant species pose no risk to the adjacent high-value coastal scrub and other habitats. Further consideration is required.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, 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 LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

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

Kind regards,

Tristan

Tristan Norton

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