

My ref LHB/MR/18b
Ask for Megan Roberts

16th May 2023

Dear Lesley,

HAYLING ISLAND SERVICE STATION, 181-183 HAVANT ROAD, HAYLING ISLAND, PO11 0LG

DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF REPLACEMENT KIOSK STORE INCLUDING INTEGRATED DRIVE THRU AND ASSOCIATED DEVELOPMENT.

Thank you for consulting us on the above proposal. I refer to the detailed drawings and documents viewed on the Havant Borough Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and **OBJECTS** to the proposal on the following grounds.

We do not believe that there is sufficient information accompanying the application to make an informed decision regarding this proposal.

It is worth noting that the site lies within a SSSI Impact Risk Zone. These are areas which highlight the particular sensitivities of the features for which it was designated and indicate the types of development which could have detrimental impacts. The applicant should consult with Natural England to ensure the authority is content that the development will not have an adverse impact.

Although the site does not sit within any boundary of the environmental designations which encompass Langstone Harbour (SSSI, SPA, SAC, and Ramsar Wetland), it is within proximity and as such there is a risk of indirect impacts on the natural environment. Further assessment and information are required before we would be able to support a full application. With this in mind, we recommend that the applicant conduct a Habitat Regulations Assessment which will systematically assess the impacts on designated features which may arise from proposed schedule of works. Until an HRA is undertaken, we cannot offer support for the proposal.

There are some inconsistencies within the Extended Phase I Habitat Survey, namely Section 3 states that 'No waterbody exists within 250m of the site boundary'. The Langstone Harbour waterbody is approximately 120m from the site boundary. Additionally, the report contrasts anecdotal evidence which does suggest the presence of both bat and badger populations nearby. We are supportive of the suggestion that works are completed outside of bird nesting season (generally March-August) to avoid disturbance to protected species populations. However, avoiding this time implies work should be carried out over the autumn/winter season, during which time overwintering and migratory birds return to Langstone Harbour. Construction during this time could equally cause large disturbance.

In light of the above comments, the Planning Sub Committee recommend that the applicant provide further information with regard to environmental risk, in order for that Committee to make an informed decision.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'M. Roberts', written over a horizontal line.

Megan Roberts
Environment Officer
Langstone Harbour Board