

Consultee Comments for Planning Application APP/23/00102

Application Summary

Application Number: APP/23/00102

Address: Northney Farm, St Peters Road, Hayling Island

Proposal: Retrospective use of barn as mixed use tea room and education/exhibition space, change of use of Agricultural Land to extend existing car park, amendment to existing seating arrangements with increase in covers from 80 to 100.

Case Officer: Tina Pickup

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 Tina,

APP/23/00102 | Retrospective use of barn as mixed use tea room and education/exhibition space, change of use of Agricultural Land to extend existing car park, amendment to existing seating arrangements with increase in covers from 80 to 100. | Northney Farm, St Peters Road, Hayling Island

Thank you for consulting me on this application.

Following a review of bird survey data and habitat suitability, the Solent Waders & Brent Goose Strategy Steering Group recommended a change to the boundaries of SWBGS Site H59B. This review and amendment resulted in the removal of the westernmost portion of H59B from the SWBGS (land to the west of the existing farm track). This was based on the fact that there are no records of SWBGS bird species from this portion of the site, and the fact that the site is enclosed by tall hedging/scrub and abuts the working Northney Farm yard. The larger, eastern portion of H59B remains of very high value to wintering birds, with substantial numbers of Brent Geese recorded each winter. It is the view of the Steering Group a view that I endorse - that the extension of the car parking area, and the proposed amendments to the seating area and amplified events are not likely to result in impacts to the western portion of H59B. The extended parking area will be screened with new native hedge plantings and will not be visible by birds using the adjacent field (the car park is adjacent to a barn, the old slurry lagoon and the silage clamp).

The proposed new outdoor seating areas will operate during the warmer months, and therefore

would be highly unlikely to result in excess noise impacts to the adjacent SWBGS Site H59B. The predicted noise contours (with the addition of a proposed acoustic fence) show that levels will be essentially negligible within H59B, and not at levels with potential to cause disturbance to bird species. On this basis, I am content that potential impacts to overwintering bird species are negligible.

The proposed native species hedging around the car park extension is acceptable and should be secured by condition.

Development shall proceed in accordance with the Proposed Site Plan drawing revision e (CAD, July 2023) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement in accordance with the Environment Act 2021, 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

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