

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, Strategic Environmental Delivery

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 23.1173

Thank you for consulting me on this application.

Following on from the previously submitted Extended Phase 1 Habitat Survey & Daytime Bat Survey (Rachel Hacking Ecology, December 2022), the application is now accompanied by a Shadow Habitats Regulations Assessment (Rachel Hacking Ecology, June 2023).

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. The Shadow HRA provides a reasoned screening of the potential impact pathways and identifies airborne and waterborne pollution, and noise and visual disturbance as having potential to result in a Likely Significant Effect on the protected sites qualifying features. These potential impacts are taken forward for further assessment.

It is proposed to include detailed pollution control measures within a Construction Environment Management Plan (CEMP), although outline measures are included such as waterborne and airborne pollution control, acoustic hoarding or the avoidance of the sensitive overwintering period.

I am content with the outline measures within the Shadow HRA and these can be further developed within a CEMP.

Overall, 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 again 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 again highlight the need for professional 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, and alternative species need to be chosen. This is a matter that needs attention prior to determination.

Following the clarification of the landscaping query above, and if you are minded to grant permission, can I suggest that all ecological avoidance and mitigation measures are incorporated into a CEMP, to be submitted prior to commencement of any development activities.

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 be in accordance with the outline ecological avoidance and mitigation measures detailed within the Shadow Habitats Regulations Assessment (Rachel Hacking Ecology, June 2023) and shall include (but not necessarily be restricted to): full details of waterborne and airborne pollution control measures; full details of any acoustic fencing (if required) and protocol 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

Senior Ecologist
Ecology Team

Specialist Environment Services
Universal Services Directorate
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD