

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 and use of sound amplifying equipment 15 days per annum.

Case Officer: Tina Pickup

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 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 and use of sound amplifying equipment 15 days per annum. | Northney Farm, St Peters Road, Hayling Island 23.0316

Thank you for consulting me on this application.

The application is not accompanied by any ecological information, and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposed car parking extension to the east will require the loss of a relatively small area of improved grass pasture. Whilst the grassland is unlikely to be of particular botanical interest, it does feature in the Solent Waders & Brent Goose Strategy (SWBGS) as Site H59B, and Secondary Support Area. SWBGS sites provide critical terrestrial supporting habitat to bird species associated with the nearby Chichester & Langstone Harbours Special Protection Area (SPA). The published SWBGS Mitigation Guidance explains the expected level of compensation for the loss of SWBGS habitat: the application will need to address this issue.

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.

The proposed amplifying equipment is not likely to result in ecological issues and no additional information is required.

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
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