

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 03 February 2021 12:54
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New; Harvey, Rebecca
Subject: APP/20/00485 | Erection of modular clad portable building for health and wellness activities with associated re-configuration of car park. (Resubmission). | The Langstone Hotel, Northney Road, Hayling Island, PO11 0NQ 20.1475

Dear Tina,

APP/20/00485 | Erection of modular clad portable building for health and wellness activities with associated re-configuration of car park. (Resubmission). | The Langstone Hotel, Northney Road, Hayling Island, PO11 0NQ 20.1475

Thank you for consulting me on this application. Thank you for your patience during the delay in responding.

The application is not accompanied by any detailed ecological information, and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. The existing site itself is not likely to be of particular ecological value, although it is in close proximity to areas of land supporting internationally, nationally and locally-significant habitats and species.

In terms of the development itself, I have no overriding views other than to suggest that aspects such as the proposed green roof (which is welcome in principle) would be more valuable for biodiversity if it utilised appropriate native/naturalised species suited to the coastal locality. For example, a shingle, gravel or porous rubble based vegetation community of native/naturalised perennial and annual grass and herbaceous species would be an obvious option. Examples include nutrient-poor legume-rich turf with e.g. kidney vetch, horseshoe vetch, hare's-foot clover, sea campion, viper's bugloss, red valerian, hare's-tail grass, biting stonecrop etc: these would provide obvious biodiversity benefits when compared to the essentially valueless (and usually non-native) Sedum-based roofs, and would I imagine be more cost-effective. The proposed green roof is a significant area of potential biodiversity enhancement and it would very much be a missed opportunity if every effort was not taken to enhance wildlife value. The proposed green wall provides a less obvious opportunity, although care must be taken not to utilise species with potential to become invasive in the surrounding sensitive habitats. Without such measures it is hard to see how the proposal would provide any ecological enhancement.

In terms of potential impacts to the adjacent designated sites, there is a risk of construction activities to affect overwintering bird species. Potential impacts include noise and visual disturbance, lighting, and airborne and waterborne pollution. These are clearly predominantly an issue within the winter period, taken to be 1 October to 31 March, although pollution could result in long-lasting impacts to habitats. Ideally, works entailing loud or percussive noise should be undertaken outside the winter period. Where this not possible, then it is likely to be necessary to implement avoidance and mitigation measures to reduce any impacts. I note that Natural England have requested that avoidance and mitigation measures are detailed within a Construction Environment Management Plan (CEMP) and I would concur with this position.

In summary, I would welcome some clarification on the potential for a more biodiversity-led landscaping strategy (particularly the green roof) and would recommend the use of condition to secure a detailed CEMP.

Prior to the commencement of development activities a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to adjacent internationally, nationally and locally designated sites, including explicit avoidance and mitigation measures and the roles and responsibilities of those persons responsible for implementing the agreed CEMP . Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF 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**

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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.



Hampshire Services offers a range of professional consultancy services to partner organisations. Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.