

Dear Tina,

APP/19/00802 | Erection of modular clad portable building for health and wellness activities. | The Langstone Hotel, Northney Road, Hayling Island, PO11 0NQ 20.0012

Thank you for consulting me on this application.

As per the previous comments from my colleague I would not raise any overriding concerns in relation to ecological matters. However, the proposed spa building is situated in a sensitive location adjacent to important coastal habitats and care must be taken to ensure that impacts are avoided.

The building will be located within an area of existing hardstanding and therefore I have no concerns in relation to vegetation loss here. The proposed new car parking area will be situated within an area of existing grassland which is not of particularly high botanical value although in 2011 was found to support the notable plants species strawberry clover. The proposed meshed surface will hopefully provide a suitable substrate for grasses and herb species to colonise, and the overall impact here is considered to be minimal.

I understand that no landscape planting is recommended. This is preferable to the previous proposal which included various standard ornamental plantings: appropriate native species would be better if planting is needed at all.

The pre-fabricated structure will be delivered to site and constructed within several days in early 2020. As with previous advice, it would be preferable to carry out this installation outside the main bird wintering season (i.e. after late March) in order to avoid any disturbance issues.

Overall I would not raise any substantial concerns in relation to ecological issues. In order that potential impacts continue to be avoided I would recommend that a Construction Environment Management Plan (CEMP) is submitted prior to construction.

Prior to the commencement of development, a Construction Environment Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority. The CEMP should include: details of works methods and timings to avoid impacts to protected species. Reason: to provide ecological protection 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

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