

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

Thank you for consulting me on this planning application which 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 proposed location of the health and fitness building appears to be on an area of hardstanding (car parking/access road) and intensively managed amenity grassland, which are considered to be of low value to protected species. Therefore I raise no major concerns.

However, North Common & Saltmarsh Site of Importance for Nature Conservation (SINC) is located approximately 5m to the east and south of the proposed building. This SINC is an area of high quality intertidal saltmarsh and mud, with a number of County/Nationally Scarce/rare flora such as golden samphire, common glasswort, slender hare's ear and sea wormwood. Kingfisher, lapwing, several wading birds, along with Brent Geese have also been recorded on site. Therefore, a Construction Environmental Management Plan (CEMP) will be required prior to the commencement of the works to demonstrate how the potential adverse impacts on this locally designated site, which in turn is connected to a number of SPA supportive habitat (Solent Waders and Brent Geese Strategy Primary and Secondary Support Area H77 and H63), will be prevented. This should be secured through a planning condition.

I also have concerns in relation to the proposed planting in association with the new building. Native species instead of ornamental *Euonymus Japonicus* and *Pyracanth* are recommended to be incorporated into the landscaping design.

Further information is required to understand if any additional lighting will be required and the potential impact of additional lighting on the adjacent SINC and the overwintering birds it supports.

The submitted Ecology and Landscaping note states "*It is planned that the building will be delivered in the first quarter of 2020 in the winter months*". Whilst I understand that the works are temporary, I have concerns that noisy works during the winter months will have an adverse impact on overwintering birds and therefore further information is required in relation to the noise levels associated with the machinery used and the installation activities.

The site is located 150m south of Chichester and Langstone Harbours SPA and Ramsar and Solent Maritime SAC. Whilst I acknowledge that the proposed works are minimal and the hotel grounds to the north provide a buffer between the development footprint and the European designated sites, Natural England in their consultation dated 5th November 2019 have raised a concern in relation to the nitrate levels and therefore I request that this information is provided to enable the LPA to conclude that the application will not have a likely significant effect on Chichester and Langstone Harbours SPA and Ramsar and Solent Maritime SAC.

Please do not hesitate to contact me if you require any further information.

Kind regards

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