

Dear Tina,

APP/19/00744 | Change of use from grazing land to campsite with 28 fully serviced pitches, including construction of two new shower/toilet blocks, office building and ancillary structures. | Poundcroft Stables adjacent 175, Havant Road, Hayling Island 19.1618

Thank you for consulting me on this application. Please accept my apologies for the delay in responding.

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 recent GIS mapping. The existing site comprises an improved grassland field situated immediately adjacent to Chichester & Langstone Harbours SPA and Ramsar, the Solent Maritime SAC and Langstone Harbour SSSI. Whilst not likely to be of significant ecological value in its own right (although the ditch to the north is saline and supports notable plant species), the field is included within the Solent Waders & Brent Goose Strategy (SWBGS) as Site H53A, a Secondary Support Area. This means that numbers of brent geese associated with the adjacent SPA/Ramsar have been shown to use the site and nearby fields.

The proposed development would increase significantly human activity adjacent to the designated sites and potentially result in the disturbance of protected bird species for which these sites are designated. The potential impacts of the proposal will need to be assessed appropriately. An area of SANG land is proposed to the north – again, this needs to be explained in further detail and measures for its management as SANG provided.

The saline drainage channels present within the site are designated locally as SINCs and therefore any potential impacts on these sensitive habitats (e.g. through waterborne pollution or trampling) need to be assessed.

I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England [guidance](#) on finding a suitably-qualified ecologist) as well as an assessment of the potential impacts on the adjacent designated sites and their qualifying species. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the consultant is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or, that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation measures.

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.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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