

Consultee Comments for Planning Application APP/18/00440

Application Summary

Application Number: APP/18/00440

Address: Hayling Island Donkey Sanctuary, Mill Rythe Lane, Hayling Island

Proposal: Retrospective change of use from animal grazing land to donkey sanctuary; proposed sub-division to smaller paddocks, with paddock 1 providing overflow parking; provision of visitor centre cabin and toilet facilities; replacement and additional animal shelters and storage containers; extension of hard surfacing and enlargement of parking area.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the application, and note the comments of Natural England, the County Ecologist, and the Harbour Conservancy with respect to pollution. These comments are supported, and I have nothing specific to add.

I also note that Southern Water refer to proposals for SUDS - I have not identified a specific reference in the design statement, or on the revised layout. The landuse adjacent to the subject site is likely to be affected to some degree by contaminants. Infiltration drainage could in principle influence the mobilisation (fate and transport) of contaminants in soil. However, given that the land is primarily greenfield (where percolation of rainfall will freely occur), that the amount of hardstanding is relatively small against the area of green space to be retained, and given the width of the vegetated buffer between the subject site and the adjacent landuse - I would consider it unlikely that infiltration drainage at the site could adversely influence contaminants in soils of adjacent land. For this reason, I would not propose any restrictive conditions on the use of particular SUDS features.

Further comment may follow under separate cover from officers considering nuisance aspects specifically.

(JD)