

Consultee Comments for Planning Application APP/24/01027

Application Summary

Application Number: APP/24/01027

Address: Land at Northney Farm, south and west of Northney Road, Hayling Island, PO11 0RX

Proposal: Prior approval for siting, design and external appearance of a polytunnel and a metal storage container for the purposes of cut flower growing.

Case Officer: Kayleigh Taylor

Consultee Details

Name: Consultee Principal Ecologist

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

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Kayleigh,

APP/24/01027 | Prior approval for siting, design and external appearance of a polytunnel and a metal storage container for the purposes of cut flower growing. | Land at Northney Farm, south and west of Northney Road, Hayling Island, PO11 0RX

Thank you for consulting me on this prior approval application.

The proposal is modest in scale and character, comprising a small polytunnel and container situated within an existing arable field. This field is included within the Solent Waders & Brent Goose Strategy (SWBGS) as Site H60J, a Secondary Support Area providing valuable supporting habitat to bird species associated with the nearby Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site. H60J is included in the SWBGS on the basis of records of Brent Geese (peak of 750 recorded) and Curlew (peak of 24). It is likely that this field forms part of a network of habitat within the wider Northney Farm used by these species. Unfortunately, there is no information available of exactly where within the field birds occur it is likely to be towards the centre and away from boundary features, and so we may conclude that this particular part of the site is not likely to be functional.

Whilst I am minded to agree that impacts to SPA supporting habitat will likely be minor, I would ask for some clarification on the proposed development in order to have a better degree of certainty over potential impacts. The polytunnel and container are not situated at the edge of the field, and therefore the area likely to be functionally lost (i.e. not available for birds to use) will encompass a larger area than the footprint of the two structures. Presumably this corner of the field will no longer be cultivated, and so an area of as-yet-undefined land will be excluded from the

arable cultivation. I would also assume that activity associated with the proposed business would be concentrated in the main growing season and therefore not during the key winter months and not constant?

Overall, I am minded to consider that impacts would be minimal and not likely to result in undue loss of SPA supporting habitat or disturbance of SPA bird species. However, as the Council is legally obliged to consider in detail the potential impacts of supporting habitat loss I would request some clarification on the full extent of the field that will be lost and the expected pattern of human activity to serve the proposed business venture.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX