

Dear Graham,

APP/21/00419 | Submission of a Full Planning Application for the erection of a Temporary Sales Cabin including car parking on the land at Sinah Lane, Hayling Island. This application is associated with the development proposed under planning reference: APP/20/01093, which has the benefit of a resolution to grant planning permission. | 8 and Land Behind, Sinah Lane, Hayling Island 21.0627

Thank you for consulting me on this application. Thank you for your patience.

The application is not accompanied by any ecological information. I am familiar of course with the proposed Sinah Lane development to which this application is linked.

Whilst I have no overriding objection in principle on ecological grounds to the siting of a sales cabin, parking area and associated signage I am uncertain whether this is premature given the unresolved status of APP/20/01093. For the purposes of my ecological advice I will assume that the current application is acceptable (given the extant resolution to grant) in planning terms.

The proposed cabin and other features will be situated at the edge of the large arable field. Whilst I would not expect the relatively limited footprint of the proposals to result in significant ecological impacts, it would be preferable if this was confirmed by the applicant's ecologist. The proposed signage will be lit and it is important that this lighting is task-restricted and does not result in spillage onto adjacent vegetation which will support protected species such as bats. Some clarification of light spillage would be useful in determining likelihood of impacts.

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

**Senior Ecologist
Ecology Team**

Specialist Environment Services

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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.

Hampshire Services offers a range of professional consultancy services to partner organisations.

Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.