

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 09 October 2015 14:18
To: Rachael McMurray
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/15/00760 Change of use of the land to allow for the installation of up to 40 beach huts. Hayling Island Seafront Car Park, Sea Front, Hayling Island 15.1669

Dear Rachael,

**APP/15/00760 Change of use of the land to allow for the installation of up to 40 beach huts.
Hayling Island Seafront Car Park, Sea Front, Hayling Island 15.1669**

Thank you for consulting me on this application. In summary, I consider that clarification is required on ecological matters.

The application is accompanied by an Ecological Appraisal (HCCET, June 2015) which provides a useful assessment of the site's current ecological constraints.

The application site is immediately adjacent to Sinah Common SSSI and Beachlands East SINC, two sites designated in part for the presence of sensitive maritime vegetation communities. Of these habitats, coastal vegetated shingle is perhaps the most important and susceptible to the impacts of disturbance. Vegetated shingle, and the adjacent coastal grassland, are afforded legal protection as Habitats of Principal Importance under the NERC Act 2006. Loss of SINC habitat would also be contrary to Policy CS11 of the Havant Borough Core Strategy March 2011. I concur with the ecological assessment that the siting of beach huts within the SINC would be an unacceptable impact to valuable vegetation communities and I therefore welcome as sensible the proposal to site them on the unvegetated car park further north.

With direct loss to development avoided, the issue of impact from increased recreational disturbance remains. It is reasonable to assume that any increase in public visits to the area would have potential to result in trampling to the sensitive flora. A number of potential mitigating measures are available here, including the fencing of the key areas of habitat, use of signage and information leaflets, and formalisation of public access. These matters are not discussed in great detail within the ecological report and no firm outcomes are proposed. There is a recommendation to gather beach hut occupancy data in order to estimate the likely frequency of use – these data would allow some degree of anticipation in respect to impacts. Aerial photography appears to demonstrate that there is very little coastal vegetation within the immediate surrounds of the existing beach huts: if the same pattern is followed here it could result in the localised loss of any valuable maritime vegetation.

In summary, I consider that a more detailed mitigation strategy is provided for the site, detailing the measures proposed for ensuring avoidance of impacts to coastal vegetation. This might consider formalising access (e.g. working out the least-worst path through the existing vegetation and formalising that in some way) or the use of fencing (unobtrusive type such as chestnut pale only during busy summer months for instance). At present there is little certainty over the mitigation measures to be used and minimal data for understanding likely impact. Some indication as to the likely timescale and quantum of huts installed would be useful.

The issue of off-site impacts (both to the SSSI and nearby Natura 2000 sites) needs further work. The opinion of Natural England will be essential in determining whether impacts are significant. I

would posit that until evidence can be provided to the contrary, a precautionary approach should be taken towards the SSSI in particular and an assumption made that impacts may increase to the extent that the designated features are affected. There is a recommendation that a financial contribution could be made towards the Solent Recreation Mitigation Partnership (SRMP) – this would need to be explored with NE.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

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From: Rachael McMurray [<mailto:Rachael.McMurray@havant.gov.uk>]
Sent: 07 October 2015 07:55
To: Norton, Tristan
Subject: RE: Application APP/15/00837 - 2 Wallis Road, Waterlooville

Hi Tristan

Did you get a chance to look at this one yet?

Many thanks

Rachael

**Rachael McMurray
Planner
Development Management**

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Please note my normal working days in the office are **Monday, Wednesday and Thursday**

Think before you print!

From: Norton, Tristan [<mailto:Tristan.Norton@hants.gov.uk>]
Sent: 05 October 2015 12:56
To: Rachael McMurray
Subject: Application APP/15/00837 - 2 Wallis Road, Waterloooville

Hi Rachael,

We don't appear to have been consulted on this one. I'll take a look at it asap.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

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