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Sent: 18 March 2025 09:17

To: Taylor, Kayleigh <[Kayleigh.Taylor@havant.gov.uk](mailto:Kayleigh.Taylor@havant.gov.uk)>

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

Hi,

I'm in on Thursday.

Appreciate this one is not exactly straightforward – my nervousness stems from NE's views when I asked them about these sorts of sites...

We have definitely formally advised that small developments towards the edge of a site can be considered de minimis in the past. This one does feel borderline to me though. The actual land take is small, but the siting of the tunnel isn't right on the edge of the field, so if you were to draw a zone of impact around that wider area between the storage container and tunnel, there's probably going to be a larger functional effect. Especially given that the field is currently arable – I imagine they will stop cultivation around that corner of the farm? I think it's a bit of a combined issue of the actual land take, disturbance (i.e. more human activity in and around that corner of the field), and land use change. I drew a quick polygon on our maps which suggests it's closer to around 1000m<sup>2</sup> of functional loss, but this is very very rough. My gut says it definitely has the chance of reduce the attractiveness of the area to the birds.

That said, we do need to try and remain proportionate. And it's already in a corner of the field with tall trees and the large house so I'm guessing that exact part isn't going to be functional.

Will also need to consider which birds use it and how? If all the evidence of use is that they're right in the middle or north of H60J then it feels better. It is also unlikely that the new flower farm will be using the tunnel much in the coldest parts of winter, so impact probably limited in that regard (although could be wrong!). Is the proposal from the farm owner? Are there any relatively light touch mitigation or management options they could implement to increase the quality of the habitat on the northern extent of the site?

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

Kind regards,

Tristan

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