

Dear Tina,

APP/25/00483 | Retrospective application to extend Tea Room car park | Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Thank you for consulting me on this application. I have provided detailed commentary on this development previously, and have summarised that advice below as it remains relevant.

Following a review of bird survey data and habitat suitability, the Solent Waders & Brent Goose Strategy Steering Group recommended a change to the boundaries of SWBGS Site H59B within which the development formerly sat. This review and amendment resulted in the removal of the westernmost portion of H59B from the SWBGS (land to the west of the existing farm track). This was based on the fact that there are no records of SWBGS bird species from this portion of the site, and the fact that the site is enclosed by tall hedging/scrub and abuts the working Northney Farm yard. The larger, eastern portion of H59B remains of very high value to wintering birds, with substantial numbers of Brent Geese recorded each winter. It is the view of the Steering Group – a view that I endorse - that the extension of the car parking area, and the proposed amendments to the seating area and amplified events are not likely to result in impacts to the western portion of H59B. The extended parking area will be screened with new native hedge plantings and will not be visible by birds using the adjacent field (the car park is adjacent to a barn, the old slurry lagoon and the silage clamp). On this basis, I am content that potential impacts to overwintering bird species are negligible. The proposed native species hedging around the car park extension is acceptable and should be secured by condition.

Development shall proceed in accordance with the Proposed as Built Car Park Plan issue P1 (CAD, July 2025) and the Car Park Plan 2140291 unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological mitigation and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

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Advanced notice of leave: