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To: Eaves, David <David.Eaves@havant.gov.uk>

Cc: Norton, Tristan <Tristan.Norton@havant.gov.uk>; Weaver, Louise <Louise.Weaver@havant.gov.uk>

Subject: APP/25/00900 | Proposed MOT testing station. | Yacht Building Yard, Mill Rythe Lane, Hayling Island

Dear David,

APP/25/00900 | Proposed MOT testing station. | Yacht Building Yard, Mill Rythe Lane, Hayling Island

Thank you for consulting me on this application, which is not accompanied by any ecological information.

Whilst the application site is unlikely to be of significant ecological value there may be potential for construction works and operational activities to result in impacts to ecological features in proximity to the site. The site is adjacent to land included in the Solent Waders and Brent Goose Strategy (SWBGS Site H50B is closest, some 60 metres to the south) and is in relatively close proximity to the Solent Maritime Special Area of Conservation (SAC), Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, Chichester Harbour Site of Special Scientific Interest (SSSI) and is within the Chichester Harbour National Landscape.

No assessment has been made of potential impacts to these various ecological features within proximity to the proposed development. Potential impact pathways include noise and visual disturbance, waterborne and airborne pollution, and artificial lighting. There is mention of an ecological assessment in the Design and Access Statement but I cannot find this document.

I would recommend that the application is accompanied by an ecological assessment, carried out by a suitably qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment which will determine whether there is

any evidence of protected sites, habitats and species, and whether the proposed works are likely to result in impacts to those features. Unless the qualified ecologist can conclude that there is no reasonable likelihood of ecological features being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

The application form includes a statement that the applicant is claiming a Self-build and Custom-build exemption from Biodiversity Net Gain (BNG). This will need to be confirmed by Havant Borough Council before being judged acceptable.

NPPF, Circular 06/2005 and Natural England Standing Advice 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 Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist