
APP/26/00212 Hayling Seaside Railway, Sea Front, Hayling Island, PO11 0AG

From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Wed 12/08/2026 09:18

To Fox, Jennie <Jennie.Fox@havant.gov.uk>

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

Dear Jennie,

APP/26/00212 | Construction of a Heritage Centre, including facilities of a shop selling Railway and Heritage Memorabilia adjacent to the existing Eastoke Corner Station and depot. The new building to include provision for an accessible toilet and first floor mezzanine floor incorporating a small office and storage area accessible by stairs and a lift.. | Hayling Seaside Railway, Sea Front, Hayling Island, PO11 0AG

Thank you for consulting me on this application, and please accept my apologies for the delay in providing these comments. I have reviewed the submitted Preliminary Ecological Appraisal (Arbtech, November 2025), the BNG Summary report (EcoSupport, March 2026), and the Biodiversity Net Gain Statutory Metric (EcoSupport, March 2026).

The application site is relatively small and contains the existing building plus small areas of hard surfacing and modified grassland. I am content that the habitats within the site have been assessed appropriately and are not of significant ecological value overall. The site does however sit within the Beachlands East Site of Importance for Nature Conservation (SINC), a locally designated site. Although the habitats to be affected are of low ecological value and not representative of the wider SINC, they are nevertheless technically within the SINC. Overall, I am content that the likely impacts on biodiversity will be minimal.

In terms of Biodiversity Net Gain, the submitted details are procedurally acceptable. The proposals would result in an overall gain of 11.19% in habitat units. The post-development deficit of area habitats is to be addressed through proposed 'off-site' habitat enhancement entailing the creation of two small areas of modified grassland to the north and north-west of the application site. Whilst suitable ecologically, and relatively straightforward to deliver, this land is leased to the applicant by Havant Borough Council. Following advice from legal colleagues it is my understanding that the Council would not need to be party to any legal agreement and could therefore remain distinct as the issuing planning authority. In the case of this site, it is unlikely that the current well-established leaseholder would not be able to implement the required BNG for the full 30 year period.

I would recommend that all BNG requirements are secured through condition. Recommended condition wording is provided below.

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Metric (EcoSupport, March 2026) and must include:

- (1) *information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;*
- (2) *the pre-development biodiversity value of the on-site habitat;*
- (3) *the post-development biodiversity value of the on-site habitat;*
- (4) *any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;*
- (5) *any biodiversity credits purchased for the development; and*
- (6) *any such other matters as the Secretary of State may by regulations specify.*

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (7) a non-technical summary;*
- (8) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- (9) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (10) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (11) the monitoring methodology and frequency in respect of the created or enhanced habitat.*

Notice in writing shall be given to the Council when the:

- (12) HMMP has been implemented; and*
- (13) habitat creation and enhancement works as set out in the HMMP have been completed.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk M: 07552 248974

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Advanced notice of leave: 27+28 August 2026



More details at www.havant.gov.uk/nitrogen



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In August 2025, the council moved to a new case management system, across Planning Development, Licensing and Environmental Health. This change involved moving 25 years' worth of

data from multiple systems into one new system and learning how to use the new system. Our officers have been working hard to continue working throughout the change, but there was a period of downtime, and we are still working through some of the backlog. As a result, our response times are longer than usual, and we apologise for any inconvenience this may cause. Thank you for your understanding and patience.

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