APP/26/00379 | Application for Prior Approval to convert Barn C into a 2 bedroom dwelling. All other buildings and structures on site are to be demolished except for building D (the stable Block) which is to be retained and kept as is. | Land at Gutner Farm, Gutner Lane, Hayling Island

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal Survey Report (Daniel Ahern Ecology, October 2025). The application site comprises a large, modern agricultural barn surrounding by an expanse of hard surfacing, several other farm buildings, and areas of modified grassland. I am content that the application site is of limited value in terms of habitats. I can confirm that as a Prior Approval application, Biodiversity Net Gain (BNG) does not apply.

In terms of protected and notable species, the site is considered to offer very limited suitability. The building subject to this proposal (Building 3 in the ecology report) offers negligible potential for roosting bats. Overall, I am content that the potential for impacts to protected or notable species is minimal and does not require specific mitigation. The redeveloped building provides an opportunity for embedded ecological enhancement features such as bat and bird boxes.

Overall, I am content with the information submitted. If you are minded to grant permission, can I suggest the following condition wording:

The redeveloped barn shall incorporate a minimum of one integral or externally mounted roosting unit for bats and one integral or externally mounted nesting feature for cavity nesting bird species (to be integrated Swift bricks unless not practical due to nature of construction), installed as per manufacturer's instructions. Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, 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

Principal Ecologist