

From: Norton, Tristan <Tristan.Norton@havant.gov.uk>
Sent: Wednesday, January 8, 2025 11:22 AM
To: Pickup, Tina <Tina.Pickup@havant.gov.uk>
Cc: Norton, Tristan <Tristan.Norton@havant.gov.uk>
Subject: APP/24/00746 24 Treloar Road, Hayling Island, PO11 9SE

Dear Tina,

APP/24/00746 | Demolition of existing bungalow and erection of new two storey replacement dwelling including solar panels and flood defences. | 24 Treloar Road, Hayling Island, PO11 9SE

Thank you for consulting me on this application.

The application is accompanied by a Bat Scoping Report (the Ecology Co-op, April 2024) which concludes that the dwelling offers negligible potential for supporting roosting bat species. Based on the submitted information I am content to concur with this assessment. No further information is required in respect to protected or notable species.

The site is adjacent to Sandy Point Local Nature Reserve which is situated within parts of the Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSSI). As such, there is some potential for construction impacts such as noise, air and waterborne pollution to affect the interest features of these designated sites. On that basis, it would be prudent to request a Construction Environment Management Plan (CEMP).

The development will not be subject to mandatory Biodiversity Net Gain (BNG) as the applicant is claiming a Self-build and Custom Build development exemption.

If you were minded to grant permission, I would suggest that the ecological enhancement measures detailed within the Bat Scoping Report are secured through condition.

Development shall proceed in accordance with the ecological enhancement measures as detailed in the Bat Scoping Report (the Ecology Co-op, April 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological 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.

In addition, I would suggest that a CEMP is secured.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be restricted to: details of all measures to avoid the potential impacts of development on the Chichester & Langstone Harbours Special Protection Area (SPA), Chichester Harbour Site of Special Scientific Interest (SSSI) and Sandy Point Local Nature Reserve (LNR). Reason: to provide ecological protection 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

Principal Ecologist