

Consultee Comments for Planning Application APP/23/00475

Application Summary

Application Number: APP/23/00475

Address: 30 Sandy Beach Estate, Hayling Island, PO11 9RG

Proposal: Proposed extensions to dwelling including front and rear balconies, second floor habitable accommodation, changes to fenestration.

Case Officer: Selina Donophy

Consultee Details

Name: Mr Tristan Norton

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Selina,

APP/23/00475 | Proposed extensions to dwelling including front and rear balconies, second floor habitable accommodation, changes to fenestration. | 30 Sandy Beach Estate, Hayling Island, PO11 9RG

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The site is situated immediately adjacent to parts of the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site and Chichester Harbour Site of Special Scientific Interest (SSSI). The close proximity of the application site to these internationally and nationally designated sites raised the potential for construction phase impacts arising from noise and visual disturbance, airborne and waterborne pollution, and fire. The potential risk of disturbance to overwintering bird species associated with the adjacent SPA/Ramsar can be avoided by the timing of works to avoid the period 1 October to 31 March. Alternatively, construction activities can be monitored to ensure that noise levels at the location of the sensitive receptor are limited to 69dB LAMax, potentially achieved through the use of acoustic fencing. The eastern site boundary abuts an area containing the Priority Habitats Lowland Heathland and Lowland Dry Acid Grassland, both at high risk of fire. Whilst the application red line boundary is not likely to contain these protected habitats, there is clearly a risk of construction activities resulting in impacts.

I am content that the dwelling itself is not likely to be of ecological value for e.g. roosting bats or

nesting birds. There is however clearly potential for the redeveloped site to incorporate measures to enhance biodiversity such as the installation of nesting features for e.g. Common Swift or roosting opportunities for bats. I would like to see a proportionate number of such features in the extended dwelling.

If you are minded to grant permission, can I suggest that all ecological avoidance measures are secured through a Construction Environment Management Plan (CEMP). The CEMP should include full details of how development works will proceed whilst ensuring that the nearby designated sites, their qualifying species (over wintering birds) and protected habitats are not impacted. This will include full details of: control of noise and visual disturbance; control of airborne and waterborne pollution; control of fire. The CEMP should clearly state the roles and responsibilities for those managing its implementation.

Prior to the commencement of any 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 full details of: control of noise and visual disturbance; control of airborne and waterborne pollution; control of fire; roles and responsibilities for those managing its implementation. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment & Rural Communities (NERC) Act 2006, NPPF and Policy CS11 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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