

Consultee Comments for Planning Application APP/23/00494

Application Summary

Application Number: APP/23/00494

Address: 1-14 Farm View; 1-10 Hedgerow Gardens; 11-19 (odds) and 30-52 (evens) Helston Drive; 534-548 (evens) Southleigh Road, Emsworth.

Proposal: Installation of external wall insulation to external elevations.

Case Officer: Denise Sheath

Consultee Details

Name: Consultee Principal Ecologist

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

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Denise,

APP/23/00494 | Installation of external wall insulation to external elevations. | 1-14 Farm View; 1-10 Hedgerow Gardens; 11-19 (odds) and 30-52 (evens) Helston Drive; 534-548 (evens) Southleigh Road, Emsworth.

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst I would not expect these dwellings to be of significant ecological value it is not currently possible for me to provide a definitive view on ecological value. There are records of nesting bird species Starlings and House Sparrows within dwellings in this area and I have been contacted by a local resident to inform me of the presence of nesting Starlings and House Sparrows within several dwellings. In addition, a number of the dwellings exhibit sections of hanging tiles which may provide opportunities for roosting bat species. In summary, the proposed works have the potential to impact legally protected bird and bat species. Common Swifts may also occur and should be considered.

On that basis, I consider that further consideration of this matter is required. I would recommend that the applicant provides a Preliminary Ecological Appraisal (PEA) considering identified impacts to protected species, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. A preliminary ecological appraisal will determine whether there is any evidence of protected species, and whether the proposed works are likely to result in impacts to those species.

Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected species 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 (Phase 2 survey) will be required prior to determination of the 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.

An ecological assessment should identify the presence of nesting bird species ideally providing an accurate count of nest site locations as well as an assessment of bat roosting potential. Ultimately, following suitable assessment by an ecology professional, the solution here is to ensure that the refurbished dwellings incorporate an appropriate, evidence-based number of external nesting boxes for bird species as well as, where necessary, external bat roosting units. These features are inexpensive and are proven to benefit the target species.

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 | E: tristan.norton@havant.gov.uk

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