

Consultee Comments for Planning Application APP/21/00321

Application Summary

Application Number: APP/21/00321

Address: Electrical Substation, Nutbourne Road, Hayling Island

Proposal: Conversion of former sub station to Dedicated Holiday Let (Not to be used as a permanent residence).

Case Officer: Joseph Toole

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 Joseph,

APP/21/00321 | Conversion of former substation to Dedicated Holiday Let (Not to be used as a permanent residence). | Electrical Substation, Nutbourne Road, Hayling Island

Thank you for consulting me on this application.

The application is now accompanied by an Ecological Impact Assessment (So Ecology, July 2023). The site has been subject to ecological assessment, including monitoring of a mammal burrow and two evening bat roost surveys. The site is of limited ecological value and contains no habitats of particular ecological interest. The mammal hole beneath the building was found to support Foxes. No bats were recorded roosting within the building, and it is concluded that bats are absent.

Overall, I am content that the site is of minimal value and that no further ecological surveys are necessary. The ecology report contains a series of proportionate avoidance, mitigation, compensation and enhancement measures. These include actions to ensure that the identified Fox earth can be closed safely. If you are minded to grant permission, can I suggest that all measures are secured by condition. The absence of a landscaping proposal may require further ecological input to ensure that any landscaping accords with the ecological recommendations: I will be happy to provide comment once this is submitted.

Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the Ecological Impact Assessment (So Ecology, July 2023) unless otherwise approved in writing by the Local Planning Authority. Ecological measures

shall be implemented as per ecologists instructions and all ecological compensation and enhancement features shall be retained for the duration of the developments lifespan. Reason: to protect and enhance 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 dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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