

Consultee Comments for Planning Application APP/22/01136

Application Summary

Application Number: APP/22/01136

Address: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Proposal: Alterations, extensions and change of use to the Single storey offices from B1a to residential. Alterations to APP/21/01120 at Fiscal House to allow for pedestrian access and the reallocation of parking. Erection of 1no. dwelling to the rear.

Case Officer: Lesley Wells

Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Lesley,

APP/22/01136 | Alterations, extensions and change of use to the Single storey offices from B1a to residential. Alterations to APP/21/01120 at Fiscal House to allow for pedestrian access and the reallocation of parking. Erection of 1no. dwelling to the rear. | Fiscal House, 2 Havant Road, Emsworth, PO10 7JE 23.0434

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. Whilst the site is not likely to be of significant ecological value, containing hard surfacing and various buildings, there is clearly potential for the site to support protected species such as roosting bats and nesting birds: the proposed alterations to the buildings will require disturbance of roof materials and other features that may support protected species. This information will be required prior to determination and cannot be left to condition. I would recommend that the applicant commissions a preliminary ecological assessment of the site: this should include an assessment of the potential for the site to support protected species such as bats and nesting birds, 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 assessment will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether

the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to 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.

The altered buildings provide an opportunity for embedded biodiversity enhancements such as integral nest bricks for Common Swift as well as bat roosting units. These features are inexpensive and can be matched to chosen external finishes. I would expect details of such enhancements to be included.

I would also expect the development to be accompanied by a Construction Environment Management Plan (CEMP). The site is in close proximity to Emsworth Mill Pond Site of Importance for Nature Conservation (SINC) which is contiguous with Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, and the underlying Site of Special Scientific Interest (SSSI). There is potential for airborne and waterborne pollution impacts and therefore measures to avoid these impacts should be incorporated into a CEMP. This can be secured by condition.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, 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 LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Senior Ecologist
Ecology Team
Specialist Environment Services
Universal Services Directorate
Hampshire County Council

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