

Consultee Comments for Planning Application APP/23/00381

Application Summary

Application Number: APP/23/00381

Address: 197 Southwood Road, Hayling Island, PO11 9PZ

Proposal: Demolition of existing chalet bungalow with single garage and replacement with new single storey bungalow with internal mezzanine and single garage.

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/23/00381 | Demolition of existing chalet bungalow with single garage and replacement with new single storey bungalow with internal mezzanine and single garage. | 197 Southwood Road, Hayling Island, PO11 9PZ

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. Whilst I would not expect the dwelling to be of significant ecological importance, features such as gaps within roof materials may be suitable for protected species such as roosting bats and the proposed works will result in the disturbance of roof materials and any void/s below. It is not currently possible for me to determine whether such features are present.

In this instance I would be happy to review recent, good-quality photographs of the areas of the dwelling to be affected. This should include roof tiles, soffit/fascia areas and any roof void interior areas. This should enable me to provide a more informed view of the potential for protected species to occur. Should photos prove inconclusive or show that suitable features for protected species are present, then I would recommend that the applicant commissions an ecological assessment. This should comprise as a minimum a Preliminary Ecological Appraisal (PEA), 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 habitats or 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.

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

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

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