

Consultee Comments for Planning Application APP/23/00686

Application Summary

Application Number: APP/23/00686

Address: 174 Southwood Road, Hayling Island, PO11 9QL

Proposal: Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding.

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/23/00686 | Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding. | 174 Southwood Road, Hayling Island, PO11 9QL

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. The existing dwelling is of modern construction and I would not therefore expect it to be of ecological significance. Similarly, the garden space is predominantly hard surfacing and planted ornamental vegetation and not likely to be of ecological significance. On that basis, I do not consider that ecological assessment is justified.

The site is situated in a prominent coastal location, almost adjacent to coastal shingle habitats of high ecological value. Whilst direct impacts are unlikely, the shingle in this general area is used by substantial numbers of roosting waders in the winter months and there is potential for construction activities to result in visual and noise disturbance to roosting birds. On that basis, it is recommended that a Construction Environment Management Plan (CEMP) is secured by condition. The CEMP should include measures to avoid/minimise construction-phase impacts including noise (during the overwintering bird season), litter and airborne and waterborne pollution. For the purposes of noise disturbance, I would suggest that the nearest habitat with potential to be used by roosting birds is approximately 30-40 metres due south of the sites southern edge.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not necessarily be restricted to): full details of waterborne and airborne pollution control measures; full details of any measures for ensuring that noise at the nearest sensitive receptor does not exceed LA (max) (fast) (1 hour) 69 dB during the period 1st October to 31st March. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 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

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

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