

Consultee Comments for Planning Application APP/23/00104

Application Summary

Application Number: APP/23/00104

Address: Cockle Point, Marine Walk, Hayling Island, PO11 9PQ

Proposal: Proposed replacement access gates, garden store and summerhouse and construction of swimming pool and 2 storey garage.

Case Officer: Joseph Toole

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 Joseph,

APP/23/00104 | Proposed replacement access gates, garden store and summerhouse and construction of swimming pool and 2 storey garage. | Cockle Point, Marine Walk, Hayling Island, PO11 9PQ 23.0253

Thank you for consulting me on this application.

The application is accompanied by an Ecological Impact Assessment (Lizard, December 2022). The report concludes that there is minimal potential for protected habitats or protected and notable species being present and affected, and no additional survey works are recommended. The submitted report does not make mention of the proposed swimming pool, and I have therefore interpreted the ecology report to estimate the potential impacts of this new element. Based on the information presented I conclude that the proposed pool will be situated within an area of the site with limited biodiversity value.

If you are minded to grant permission can I suggest that ecological avoidance and mitigation measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in Table 01 of the Ecological Impact Assessment (Lizard, December 2022). Reason: to provide ecological protection and enhancement 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.

I would also recommend that a Construction Environment Management Plan (CEMP) be secured in order to ensure that ecological impacts (on-site and to the wider landscape) are addressed fully during construction activities.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to an approved in writing by the Local Planning Authority. The CEMP shall incorporate ecological avoidance and mitigation measures as detailed within Table 01 of the Ecological Impact Assessment (Lizard, December 2022). Reason: to provide ecological protection and enhancement 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 dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Senior Ecologist
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Specialist Environment Services
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