

# Consultee Comments for Planning Application APP/23/00193

## Application Summary

Application Number: APP/23/00193

Address: Land rear of and 15A-15c South Street, Havant

Proposal: Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant.

Case Officer: Arleta Miszewska

## 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 Arleta,

APP/23/00193 | Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant. | Land rear of and 15A-15c South Street, Havant 23.0343

Thank you for consulting me on this application.

The application is not accompanied by any baseline 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. 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](http://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 new buildings provide an opportunity for embedded biodiversity enhancements. For example, the taller buildings could readily incorporate a number of 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.

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.

The submitted Habitats Regulations Assessment (Arbtech, December 2022) concludes that there is a likely significant effect arising from increased recreational disturbance. I concur with this assessment and therefore the correct mitigation measure is a financial contribution towards the Solent Bird Aware scheme.

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  
Elizabeth II Court West  
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