

From: Norton, Tristan [<mailto:Tristan.Norton@hants.gov.uk>]

Sent: 02 February 2021 15:10

To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Cc: Havant Planning and Development Mailbox New <planning.developmentnew@havant.gov.uk>

Subject: APP/20/00998 | Demolition of existing dwelling and outbuildings and construction of replacement dwelling and outbuildings. | Northshore, 40 Sinah Lane, Hayling Island, PO11 0HH 20.1343

Dear Lesley,

APP/20/00998 | Demolition of existing dwelling and outbuildings and construction of replacement dwelling and outbuildings. | Northshore, 40 Sinah Lane, Hayling Island, PO11 0HH 20.1343

Thank you for consulting me on this application. Thank you for your patience.

The application is accompanied by an Ecological Appraisal (HES, September 2020). The site comprises a narrow plot containing a large detached dwelling and outbuildings, with areas of managed lawn and planted vegetation. The buildings are considered unsuitable for supporting roosting bats and therefore no further surveys are required. Two on-site trees exhibit features with potential for use by tree-roosting bats. There is potential for small numbers of nesting birds to occur, and the site is immediately adjacent to Chichester & Langstone Harbours Special Protection Area and Ramsar, Solent Maritime Special Area of Conservation and Langstone Harbour Site of Special Scientific Interest.

Given the existing ecological value of the site there is relatively limited potential for impacts to protected species. The key potential issue is impacts to the adjacent SPA/Ramsar, SAC and SSSI. Impacts could occur during construction (via noise, visual disturbance and airborne and waterborne pollution).

Overall, I am content that ecological impacts are not likely to be significant provided that suitable mitigation measures are implemented during construction. If you are minded to grant permission can I suggest that mitigation measures and ecological enhancements are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Ecological Appraisal (HES, September 2020) unless otherwise agreed in writing by the Local Planning Authority. All ecological enhancement measures shall be installed in accordance with ecologist's instructions and retained in a location and condition suited to their intended function Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

In addition, I would recommend that a Construction Environment Management Plan (CEMP) is secured. This should include full details of all measures to avoid/mitigate construction impacts on the adjacent internationally and nationally designated sites.

Prior to the commencement of development activities a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to adjacent internationally and national designated sites, including explicit avoidance and mitigation measures and the roles and responsibilities of those persons responsible for implementing the agreed CEMP . Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF 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

**Senior Ecologist
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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.



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Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.