

APP/20/00696 | Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two storey side extension to form 2No. 2bed apartments with provision of car and cycle parking and bin storage. (Revised). | 162 Stakes Hill Road, Waterloooville 20.1085

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

The application is accompanied by an Ecological and Bat Potential Assessment (Sylvatica, June 2019) and a Bat Survey Report (Sylvatica, August 2019). The site comprises a single detached building set within areas of hardstanding and amenity grassland with associated ornamental plantings and trees. Overall I am content that the site is of limited ecological value. The building has been shown not to support roosting bats and therefore no further surveys are required.

Given the existing ecological value of the site there is an opportunity for ecological enhancement, although the majority of the site will comprise either building or paved/surfaced parking. Given the lack of greenspace within the proposed site I would therefore recommend that the new building provides opportunities for roosting bats and nesting birds such as common swift (e.g. swift bricks). Bird and bat boxes can readily be incorporated into the fabric of the new building and there is a variety of inexpensive commercially-available options.

If you are minded to grant permission can I suggest that ecological enhancements are secured by condition.

The new building shall incorporate a minimum of two built-in bat roosting units and two built-in bird nesting units. These ecological enhancement features shall be installed as per manufacturer's instructions and retained in a condition suited to their intended function. 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

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Ecology Team**

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Coronavirus (Covid-19)

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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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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.