

APP/20/00015 | Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear. | 108-110 Elm Grove, Hayling Island, PO11 9EN 20.0147

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

The application is accompanied by an Extended Phase 1 Ecological Assessment and Phase 2 Bat Survey Report (ECOSA, February 2015). Whilst the site was, at that time, considered to be of limited ecological value the assessment is now five years old. I would request that an updating ecological assessment is provided.

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.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**