

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 14 March 2019 10:08
To: Ballam, Rachel
Cc: Havant Planning and Development Mailbox New
Subject: APP/19/00074 23 Langstone High Street, Havant, PO9 1RY 19.0415

Dear Rachel,

APP/19/00074 | Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension. Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen. Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall. | 23 Langstone High Street, Havant, PO9 1RY 19.0415

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey (Arbtech, February 2019). The dwelling has been shown to support roosting bats and therefore further assessment is required prior to determination. The proposals are very likely to be acceptable provided that suitable mitigation, compensation and enhancement measures are secured.

The site is situated within very close proximity to parts of Chichester & Langstone Harbours SPA, Solent Maritime SAC and Chichester Harbour SSSI. There is some potential for construction-related impacts to the SPA, specifically noise disturbance and pollution. These matters could be addressed through a suitably-worded Construction Environment Management Plan (CEMP).

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**

Specialist Environment Services
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West

The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335
E-mail: tristan.norton@hants.gov.uk; www.hants.gov.uk/biodiversity



Hampshire Services offers a range of professional consultancy services to partner organisations. 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.