

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 28 March 2018 12:38
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/00196 | Two storey extension to existing care home for the elderly building with a single storey daylight room and additional car parking. | 216 Stakes Hill Road, Waterloooville, PO7 5UJ 18.0488

Dear Tina,

APP/18/00196 | Two storey extension to existing care home for the elderly building with a single storey daylight room and additional car parking. | 216 Stakes Hill Road, Waterloooville, PO7 5UJ 18.0488

Thank you for consulting me on this application.

Having now clarified that the proposals entail the demolition of the smaller dwelling to the south-west of the care home itself, I do think that there is justification for some ecological investigation. The dwelling, whilst of relatively modern design, does exhibit sections of hanging tiles and may contain roof voids. These features may well be suitable for use by legally-protected species such as bats and birds.

I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England [guidance](#) on finding a suitably-qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

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
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