

Dear Emma,

APP/18/00002 | Erection of 2No. 2 two bed bungalows with vehicular access from Copse Lane. | Site rear of Cranbrook Villa, Copse Lane, Hayling Island, PO11 0RJ 18.0157

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and I have therefore carried out my own, non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. The application site comprises an area of overgrown garden which appears to contain unmanaged herbaceous vegetation, scrub and trees. Such habitats are highly likely to support protected species such as common reptiles and nesting birds. Roosting bats were recorded within the Cranbrook Villa dwelling in 2015.

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
Ecology Team**