

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

Further to our conversation this afternoon, here is some hopefully useful information to add to your officer report. As discussed, the absence of ecological information in this case means that the LPA is not able to determine the ecological implications of this proposal. It is the applicant's responsibility to ensure that the LPA is provided with sufficient information on ecological impacts in advance of determination. In accordance with Circular 06/05, ecological assessment should not be left to condition.

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. In addition, Havant Borough Core Strategy Policy CS11 also seeks to provide protection to the Borough's ecological features through the control of development.

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

Kind regards,

Tristan

Tristan Norton

Senior Ecologist