

APP/17/01036 | Erection of 1No. 2 bed bungalow to land rear of 60 Fir Copse Road. | Land rear of 60 Fir Copse Road, Waterlooville, PO7 5HZ 17.1932

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and I have therefore undertaken a non-exhaustive desk-based assessment using the application documents, recent GIS mapping and online sources. In short, the proposed building is situated in a suburban rear garden which appears to comprise dense, unmanaged vegetation and which is immediately adjacent to a woodland Site of Importance for Nature Conservation (SINC). I would be concerned that the vegetation removal within the garden, as well as any required for the re-siting of the substation, may result in impacts to protected species and to the SINC itself.

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.

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