

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 10 May 2017 16:37
To: David Eaves
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/17/00247 | Demolition of existing dwelling and erection of 1No. 4 bed dwelling, double garage, boat house and swimming pool. | Yacht Haven, Copse Lane, Hayling Island, PO11 0RH 17.0646

Dear David,

APP/17/00247 | Demolition of existing dwelling and erection of 1No. 4 bed dwelling, double garage, boat house and swimming pool. | Yacht Haven, Copse Lane, Hayling Island, PO11 0RH 17.0646

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

The application is accompanied by a Phase 1 Bat Report (David Leach Ecology, February 2017) which provides a basic assessment of the site's current ecological value. The dwelling is in a derelict state and as such is not considered to offer potential for supporting roosting bats. The site adjacent to the dwelling is overgrown and contains unmanaged grassland and scrub and trees, much of which will require clearance prior to redevelopment.

The south-facing gardens of several adjacent properties are known (through planning submissions) to support significant populations of two notable orchid species, green-winged orchid and autumn lady's-tresses: these species appear to thrive in the often sandy, unimproved gardens locally. In common with near-identical gardens in the local area one would expect the Yacht Haven site (especially the rabbit-grazed grassland at its southern end) also to support these species. The current proposals do not include any works within the southern end of the site and so one would not anticipate any impacts and I simply draw this issue to the attention of the applicant and their ecologist: these species are of considerable ecological interest for the local area and wider county.

The site is within close proximity to Chichester & Langstone Harbours SPA/Ramsar and SAC and Chichester Harbour SSSI. The surrounding area also contains a number of sites featured in the Solent Waders & Brent Goose Strategy. There is therefore a risk of construction-related disturbance to both the designated sites themselves and the species for which they are designated (particularly overwintering birds). I am in agreement with Natural England in respect to the need for a Construction Environment Management Plan (CEMP) to be submitted, providing details of measures to avoid noise disturbance in particular.

Some general measures for ecological mitigation (e.g. timing of works to vegetation to avoid bird nesting season) and enhancement (bat and bird boxes) are provided but I note that the ecologist states that *'once detailed plans are available an ecologist should be contracted to produce a site enhancement plan detailing the type and location of enhancement features'*. I would concur with this statement and therefore, if you are minded to grant permission, can I suggest that an ecological mitigation and enhancement plan is secured by condition.

Prior to the commencement of any development activities, an ecological mitigation, compensation and enhancement strategy shall be submitted for approval to the Local Planning Authority. This

strategy shall be informed by the recommendations detailed within the Phase 1 Bat Report (David Leach Ecology, February 2017) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation, compensation and enhancement features permanently retained and maintained. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
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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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