

Consultee Comments for Planning Application APP/24/00121

Application Summary

Application Number: APP/24/00121

Address: Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

Proposal: Demolition of existing dwelling and erection of a replacement dwelling, designed to match the extended form of dwelling as approved in 2022.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Tina,

APP/24/00121 | Demolition of existing dwelling and erection of a replacement dwelling, designed to match the extended form of dwelling as approved in 2022. | Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. Previously, ecological assessment was carried out in relation to proposals for single-storey extensions (APP/21/01322). The latest proposal entails the demolition of the entire structure and I consider it likely that protected species such as roosting bats and nesting birds will be present. The dwelling exhibits a range of features with potential to support bat access, egress and roosting opportunities, including a complex roof structure with traditional clay roof materials, sections of hanging tiles, and is likely to contain large roof void areas. The building is situated within a location containing optimal bat habitat such as mature trees and grassland. There are numerous records of bat species locally. The previously submitted ecological survey is not adequate for these new proposals.

On that basis, I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of protected and notable habitats and species, and whether the proposed works are likely to result in impacts to those habitats and species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected habitats and species being present (due to negligible potential) or that if

present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures. I would expect the redeveloped site to include, where required, biodiversity enhancement features such as bird and bat boxes and for landscaping proposals to include appropriate native species plantings.

NPPF, Circular 06/2005 and Natural England Standing Advice, 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 Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX