

Consultee Comments for Planning Application APP/24/00345

Application Summary

Application Number: APP/24/00345

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

Proposal: Proposed extension to existing outbuilding/annex to form additional living accommodation.

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/24/00345 | Proposed extension to existing outbuilding/annex to form additional living accommodation. | 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. Whilst I would not expect the building to be of significant ecological importance, the proposed works will entail substantial modifications to roof materials and presumably any roof void/s below. These features may have potential to provide suitable habitat for legally protected species such as bats.

In the first instance I would welcome some recent, good quality photographs of the building. These should clearly show all elevations (where possible) and show roof materials (roof and ridge tiles, any cladding), soffit and fascia areas, and any internal void (ideally showing underlying roof structure). Photographs should allow me to provide a more informed view on the likelihood of protected species occurring.

Should photos be inconclusive, or demonstrate that potential for protected species is obvious, then 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.

With regard to Biodiversity Net Gain, the proposal would be exempt as a householder application.

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