

Consultee Comments for Planning Application APP/23/00904

Application Summary

Application Number: APP/23/00904

Address: 106 West Lane, Hayling Island, PO11 0JW

Proposal: Outline application for single storey three bedroom dwelling to the rear of 106 West Lane.

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, Planning Policy Team

Comments

Dear Tina,

APP/23/00904 | Outline application for single storey dwelling to the rear of 106 West Lane. | 106 West Lane, Hayling Island, PO11 0JW

Thank you for consulting me on this application.

The application is accompanied by an Extended Phase 1 Ecological Assessment (Phillips Ecology, February 2024), which provides a sound assessment of the sites ecological value. The site comprises a large, partly wooded garden containing areas of managed and less-managed lawn, scrubber areas of taller vegetation, boundary hedging, scattered tall trees and shrubs, and a small pond. These habitats are described well and I am content that their ecological value has been assessed in suitable detail.

The proposals would entail the loss of areas of semi-improved/modified grass lawn as well as a number of trees a group of Ash trees close to the north-western corner of the site are considered to require removal due to Ash dieback. In addition, the small detached garage building may require removal/moving to facilitate the new access route.

The detached garage building is considered to offer moderate potential for supporting roosting bats. Based on the submitted Proposed Site Plan (Hebden Design Studio drawing 3.100), impacts to this building may be likely: if so, then further bat survey effort is required to assess the status of roosting bats. Similarly, several of the dead/decaying Ash trees scheduled for removal close to the new access route exhibit potential bat roost features. Again, further survey effort will be needed to clarify matters.

In respect to other protected and notable species, the site is considered to offer potential for nesting birds, common reptiles and Hedgehogs. Based on the submitted proposals, potential impacts to these species are considered to be relatively limited and no further survey works are recommended.

The surrounding arable farmland supports overwintering birds associated with the nearby Solent Special Protection Areas (SPAs) and are included within the Solent Waders & Brent Goose Strategy (SWBGS). Potential impacts to these areas of SPA supporting habitat could occur during construction activities, via novel noise and visual disturbance.

In summary, I am content that potential ecological impacts will be relatively limited and can predominantly be avoided or mitigated. However, the status of roosting bats within trees and the garage building requires further information and further surveys works are recommended. Additional survey works should be provided prior to determination.

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