

Consultee Comments for Planning Application APP/23/01002

Application Summary

Application Number: APP/23/01002

Address: Rosecot, 15 New Cut, Hayling Island, PO11 0NB

Proposal: Demolition of existing dilapidated single storey detached dwelling, construction of 2 no. detached two storey four bedroom chalet style dwellings (Plots 1 & 2 as indicated on drawing no. 22303/201), reuse of existing access to Plot 2 and new vehicular and pedestrian access to Plot 1, on-site open parking and turning area for 3 no. cars to each dwelling.

Case Officer: Kayleigh Taylor

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 Kayleigh,

APP/23/01002 | Demolition of existing dilapidated single storey detached dwelling, construction of 2 no. detached two storey four bedroom chalet style dwellings (Plots 1 & 2 as indicated on drawing no. 22303/201), reuse of existing access to Plot 2 and new vehicular and pedestrian access to Plot 1, on-site open parking and turning area for 3 no. cars to each dwelling. | Rosecot, 15 New Cut, Hayling Island, PO11 0NB

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (ESL, February 2024). The site comprises a heavily overgrown and neglected plot containing a dilapidated single-storey dwelling and outhouse, dense woody vegetation, boundary hedging and a small number of trees.

The dwelling and outhouse are severely dilapidated and are considered to offer negligible potential for supporting roosting bats. I would concur with this conclusion. The overgrown vegetation is clearly suitable for nesting bird species and it is highly likely that small numbers of birds will nest here. There are records of hedgehog locally and it is highly likely that this species will occur. The overgrown nature of the vegetation has potential to provide shelter for individual amphibians such as Common Frog and Common Toad and possibly also common reptile species. Otherwise, I am content that the site overall is not suitable for a range of other protected and notable species.

There are records of Stag Beetle from the local area and I would consider this site to be potentially

of value to this species: dead wood is used by Stag Beetle larvae and, given the amount of dead wood present, it is highly likely that the site is of value to breeding Stag Beetles. It will be essential to retain and incorporate dead wood habitat within the developed site. This may prove difficult in the context of the submitted site plans, and a sensible and permanent location for dead wood within the new gardens will need to be found.

The ecology report contains some useful recommendations for ecological mitigation, compensation and enhancement. Measures such as flowering lawn mixtures are welcome, but there is no detailed landscaping information and it is not currently clear whether this can be delivered. Similarly, the proposed retention of dead wood habitat will need to be considered carefully in the context of residential gardens. Proposed measures such as gully pot amphibian ladders, hedgerow maintenance and Hedgehog gaps in fencing also need further detail if they are to be secured.

If you are minded to grant permission, can I suggest that all ecological avoidance, mitigation, compensation and enhancement measures are included within a single, comprehensive Ecological Mitigation, Compensation and Enhancement Strategy. I would also request that a detailed lighting strategy is provided in order to ensure that impacts to bats and other nocturnal species are avoided.

Prior to the commencement of any development activities, an Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline ecological measures detailed within the Preliminary Ecological Appraisal (ESL, February 2024) and shall include (but not necessarily be restricted to): full details of all ecological avoidance and mitigation measures, to include timings, methods and responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities. Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, 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

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