

Consultee Comments for Planning Application APP/21/01455

Application Summary

Application Number: APP/21/01455

Address: Kanga Warren, Pycroft Close, Hayling Island, PO11 0RZ

Proposal: Single storey front extension; single storey rear extension; extension of the first floor roof and addition of a flat roof dormer; render finish to elevations and timber cladding; fenestration alterations and ground floor terrace to front; raised decking to rear and side; extension to existing single storey garage.

Case Officer: Selina Donophy

Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: tristan.norton@hants.gov.uk

On Behalf Of: County Ecologist

Comments

Dear Selina,

APP/21/01455 | Single storey front extension; single storey rear extension; extension of the first floor roof and addition of a flat roof dormer; render finish to elevations and timber cladding; fenestration alterations and ground floor terrace to front; raised decking to rear and side; extension to existing single storey garage. | Kanga Warren, Pycroft Close, Hayling Island, PO11 0RZ 22.0119

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. The proposals will entail the disturbance of roof materials and any roof void below. These areas may contain features used by legally protected species such as roosting bats.

I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species, 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. This assessment must include a detailed survey of Green-flowered Helleborines (at the correct time of year: the species flowers in July and August and is often difficult to observe) with a view to avoiding impacts to individual plant specimens.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or

whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected 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 (Phase 2 survey) will be required prior to determination of the 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.

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

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

The development will occur in very close proximity to land used by overwintering bird species. The arable field to the west is listed in the Solent Waders & Brent Goose Strategy as Site H60F. Whilst no direct impacts will occur, there is some potential for construction-phase impacts from noise to result in disturbance to wintering birds, if present. The risk of noise impacts is relatively limited but it may be necessary to avoid works within the overwintering period (1 October to 31 March) or to ensure that construction noise levels will remain below the threshold that disturbance to bird species would occur.

Kind regards,

Tristan

Tristan Norton

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Ecology Team
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Economy, Transport and Environment Department
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