

Consultee Comments for Planning Application APP/23/00003

Application Summary

Application Number: APP/23/00003

Address: Northwood Farm, Northwood Lane, Hayling Island, PO11 0LR

Proposal: Change of use from agricultural building to 3No. dwellinghouse(s) subject to prior approval.

Case Officer: Tina Pickup

Consultee Details

Name: Mr Tristan Norton

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

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Tina,

APP/23/00003 | Change of use from agricultural building to 3No. dwellinghouse(s) subject to prior approval. | Northwood Farm, Northwood Lane, Hayling Island, PO11 0LR 23.0030

Thank you for consulting me on this application.

Whilst I would not expect the proposals to result in significant ecological impacts, I do consider that the existing agricultural building may offer suitable habitat for protected species. It is not clear whether the existing roof structure will be affected by proposed works: if so, then there may be features suitable for roosting bats affected.

In this instance I would be willing to review good quality recent photographs of the existing building. These should clearly show all areas to be affected, with views of roof tiles, ridge/hip tiles, soffit/fascia and any voids within. Following a review of photographs it may be possible for me to determine that further assessment is not required. If photos do show the presence of suitable features for bat species, or if the images are of insufficient quality, then I would have to recommend that ecological assessment is carried out. In that case I would recommend that the applicant commissions a preliminary ecological assessment of the site: this should include an assessment of the potential for the site to support protected habitats and 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.

A preliminary ecological assessment will determine whether there is any evidence of protected habitats or 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 habitats or 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.

Kind regards,

Tristan

Tristan Norton

Senior Ecologist
Ecology Team
Specialist Environment Services
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