

Consultee Comments for Planning Application APP/22/01210

Application Summary

Application Number: APP/22/01210

Address: 25 Sandy Beach Estate, Hayling Island, PO11 9RG

Proposal: Demolition of existing two bedroom two storey detached house and detached garage, replacement with new three bedroom three storey detached house with integral single garage and associated external works.

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/22/01210 | Demolition of existing two bedroom two storey detached house and detached garage, replacement with new three bedroom three storey detached house with integral single garage and associated external works. | 25 Sandy Beach Estate, Hayling Island, PO11 9RG 23.0002

Thank you for consulting me on this application..

The application is not accompanied by any ecological information: the submitted Ecological Statement (Jeffrey Douglas Chartered Architect, November 2022) does not comprise a robust ecological assessment produced by a qualified professional ecologist. I am unsure of the contents of any pre-application advice provided, although if it was consistent with usual pre-application advice it would have recommended that a professional assessment of any built structures should be carried out, with a particular focus on roosting bats. It is essential, as with any other technical discipline, that assessments are undertaken by suitably qualified persons. Bats roost within small gaps and crevices (as small as 1cm width) on the exterior of buildings, including modern structures, and their presence is highly unlikely to be noticed by occupants. Features such as cladding (including timber and uPVC), felt roof lips and any other small crevices present provide opportunities for individual bats to roost.

In this instance, and in recognition of the generally unsuitable appearance of the building (from my review of submitted photographs) I would be willing to review good quality recent photographs of the building. These photographs should show all elevations of the building and include details of

cladding materials.

Should images demonstrate that suitable features for roosting bats are present, or be inconclusive due to poor quality, then 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 species such as bats, 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 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.

Kind regards,

Tristan

Tristan Norton

Senior Ecologist
Ecology Team
Specialist Environment Services
Universal Services Directorate
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester

Hampshire SO23 8UD