

Dear Joseph,

APP/22/00754 | Loft conversion with 4No. dormers to front and rear, bay window extension, balcony to first floor, extended raised terrace area with ramped access and ballustrade, internal and external alterations | Cockle Point, Marine Walk, Hayling Island, PO11 9PQ 22.1033

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst I would not expect the site to be of significant ecological value, the existing building may offer potential for protected or notable species, especially roosting bats. The proposals will entail the removal and disturbance of roof materials as well as any void below (although the existing Velux windows suggest there is no void). In my view there is a reasonable likelihood of these features supporting protected species – the site is an isolated dwelling within a partly wooded setting and the immediate area will be attractive to bat species.

I would recommend that the applicant commissions Preliminary Ecological Appraisal 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.

A Preliminary Ecological Appraisal 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
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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).



Hampshire Services offers a range of professional consultancy services to partner organisations.

Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

www.hants.gov.uk/sharedexpertise



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