

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 – HAL Ref: 22.0443

Thank you for re-consulting me on this planning application. During the initial consultation, it was requested that a Preliminary Ecological Appraisal (PEA) is submitted to inform the LPA of the impacts of the proposals on the ecology of the site and if any mitigation measures would be required. The application is now supported by a PEA by ECOSA Ltd. (April 2022). This report confirms that the main building on site has high potential for roosting bats due to the presence of a number of lifted roof tiles, whilst the garage is of low suitability for bats. The report correctly states that further bat emergence/re-entry surveys are required in order to ascertain the presence/ likely absence of roosting bats within these buildings.

Unfortunately it is not appropriate to defer bat surveys as a condition of a planning permission – Circular 06/2005 identifies that information on protected species must be available before a decision is made, and this is supported by Natural England's standing advice on protected species. Planning authorities are required to engage with the Habitats Regulations and without the right level of information (survey, impact assessment and appropriate, proportional avoidance, mitigation and compensation measures), this engagement is not possible. Therefore, it is my recommendation that permission is not granted until further survey work is carried out.

In addition, the site is located immediately adjacent to two Solent Wader and Brent Goose Strategy sites (i.e. H60F Candidate site – adjacent to western boundary & H60E Candidate site – adjacent to northern boundary). Therefore, any noisy works resulting in the disturbance of birds should be undertaken outside of the wintering bird period. This can be secured via a Planning Condition. Furthermore, the report recommends that a Construction Environment Management Plan (CEMP), with input from an ecologist should be prepared to include measures such as control of surface water run off into the offsite drainage ditches, prevention of dust and spills and safe storage of materials to ensure that no degradation occurs to habitats that are hydrologically linked. This is sensible and can be secured via a pre-commencement condition. The other avoidance and mitigation measures included in Section 5 of the PEA report by ECOSA are also acceptable.

Please do not hesitate to contact me if you require any additional information.

Kind regards,

Maral

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

Coronavirus (Covid-19)

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

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.

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<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity>