

Houghton, Michelle

From: Robinson, Lynsey <Lynsey.Robinson@hants.gov.uk>
Sent: 11 May 2022 14:25
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/22/00182, 114 Sea Front, Hayling Island PO11 9HW - Ecology

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Tina,

Re: APP/22/00182 | 114 Sea Front, Hayling Island, PO11 9HW | Proposed first floor and second floor extension over existing ground bungalow and replacement double garage (Our Ref: 22.0473)

Thank you consulting me on this application, which is accompanied by a biodiversity checklist but no detailed ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping.

Designated Sites

The site is within 20 metres of the Beachlands East Site of Interest for Nature Conservation (SINC) and within 130 metres of the Hayling Island Beach SINC, both area designated in part for the presence of coastal vegetated shingle – this habitat is listed as a Habitat of Principle Importance under the NERC Act 2006 and is particularly susceptible to the impacts of recreational disturbance. The site is located within 150 metres of the Solent and Dorset Coast Special Protection Area (SPA) and falls within the Solent SPA buffer area. There is a Primary Support Area listed in the Solent Waders and Brent Goose Strategy located along the beach within 500 metres of the site (H105). The proposals include an additional 4 bedrooms and therefore additional residents in close proximity to the designated areas – this would have the potential to result in increased visits to these sites, which could result in additional disturbance to their qualifying features. A mitigation strategy is required to address these potential impacts. As the proposals will result in additional overnight stays, a mitigation strategy is also required to demonstrate nutrient neutrality in line with HBC's Position Statement and Mitigation Plan for Nutrient Neutral Development (updated May, 2022).

Protected Species

The existing building is covered with clay roof tiles, a feature with potential to support roosting bats. Given the nature of the structure and the known presence of several species of bats in the local area, there is a reasonable chance of roosting bats being present. There are also records of reptiles in the local area and the habitats on site could support other species of nature conservation interest.

I would therefore recommend, in the first instance, that the applicant commissions a Preliminary Ecological Appraisal (PEA) survey of the site: this should include an assessment of the potential for the site to support protected species. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

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.

I am happy to comment again when further ecological information has been provided.

Kind regards,

Lynsey

Dr Lynsey Robinson CEnv MCIEEM
Senior Ecologist
Ecology Team
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.



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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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. The comments within this letter are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.