

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 04 February 2022 14:19
To: Donophy, Selina
Cc: Havant Planning and Development Mailbox New
Subject: APP/21/01322 Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY 22.0044

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

Dear Selina,

APP/21/01322 | Demolition of existing single storey additions; extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico. | Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY 22.0044

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Assessment (Brown Fisher, undated but presumably 2021). The proposal will entail the extension of parts of the main dwelling, requiring the demolition of single-storey sections.

The main dwelling has been subject to comprehensive re-roofing in recent years and I am content to accept that this will have rendered the dwelling and its extensive and complex roof structure unsuitable for roosting bats. The single-storey sections subject to this proposal are described as exhibiting traditional clay roof tiles with a small inaccessible void. Some gaps/crevices are present on the eastern façade of this section and these are described as being cobweb-filled and offering negligible roosting potential overall. In this instance I am willing to accept this assessment and concur that the residual risk of bats being present, and impacted, is extremely low.

The proposals would result in very limited ecological impacts overall.

If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures related to the proposed development site are secured by condition.

Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the submitted Preliminary Ecological Assessment (Brown Fisher, 2021) unless otherwise agreed in writing by the Local Planning Authority. Reason: to protect biodiversity in accordance with the Conservation Regulations 2019, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

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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>).

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.

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