

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 14 October 2015 13:48
To: Bee Crawford
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/15/01048 Single storey side extension 40 Saltmarsh Lane, Hayling Island, PO11 0JT 15.1780

Dear Bee,

APP/15/01048 Single storey side extension 40 Saltmarsh Lane, Hayling Island, PO11 0JT 15.1780

Thank you for consulting me on this application. In summary, I consider that clarification is required.

The application is not accompanied by any ecological information and I have therefore undertaken a non-exhaustive desk-based assessment using the application documents, recent GIS mapping and online sources. The proposals entail works potentially affecting the existing roof void, roof materials and hanging tiles and as such there is a risk that legally-protected species will be present and impacted. There is potential for the dwelling to support roosting bats.

At present, I consider that there is insufficient information provided to determine that ecological issues are not a potential constraint and therefore would request that clarification is sought. In this instance, it may be a sensible first option to provide detailed high-resolution photographs which clearly show the areas of the building to be impacted: whilst it is not the role of the LPA to determine whether protected species are/are not present, it is possible in some instances for photographs to demonstrate that the risk is minimal (e.g. that materials are modern, tight-fitting etc.) and that further consideration is unjustified. I would in this instance be willing to consider any such photos without prejudice as a means of providing some pragmatic advice. I must stress that it is not the LPA's responsibility to ascertain bat presence/likely absence and my opinion should not be viewed as a substitute for a detailed survey of the site by an ecologist.

Should photos provide inconclusive or demonstrate that surveys are required I would recommend that the applicant commissions a Phase 1 ecological survey of the site which should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England guidance on finding a suitably-qualified ecologist <http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/our-work/planningdevelopment/spatialplanning/standingadvice/faq.aspx#q13>). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists. Unless the 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 measures.

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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