

APP/16/00368 | Demolition of existing dwelling and construction of 1No. 3 bed detached house with rear balcony. | 19A Salterns Lane, Hayling Island, PO11 9PH 16.0856

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

The application is not accompanied by any ecological information and I have therefore undertaken my own non-exhaustive desk-based assessment using aerial photography, online sources and data from the Hampshire Biodiversity Information Centre (HBIC). The proposals entail the demolition of the existing dwelling as well as landscaping and therefore, as there will be disturbance of roof materials and roof voids as well as areas of vegetation, there is a risk that legally-protected species (such as bats or nesting birds or reptiles) could be present and be impacted: it is the duty of the local planning authority to ensure that reasonable measures are taken (by the applicant) to establish whether this is indeed the case. All bat species and their roosts receive strict legal protection under UK law by the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations). Local planning policy also requires that ecological impacts are taken into account in all planning decisions. Similarly, should nesting birds be present within the existing building, or reptiles be present within grassland, these too are afforded legal protection.

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. I would recommend that the applicant commissions a Phase 1 ecological survey 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 (see Natural England [guidance](#) on finding a suitably-qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey 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 consultant 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.

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.

In addition, this application is situated immediately adjacent to internationally-designated nature conservation sites (Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Chichester Harbour Site of Special Scientific Interest (SSSI)) – these sites are designated for their nationally- and internationally-important biodiversity value. It is the responsibility of the applicant to provide the local planning authority with sufficient information to allow any impacts to designated sites to be assessed thoroughly. In this instance no such detail has been provided and there could be a range of direct and indirect impacts to the SPA associated with the proposals (e.g. pollution, littering, noise and dust). I do note however that Natural England have been consulted and raise no objection – the LPA can therefore assume that no impacts to designated sites will occur.

I trust the above is useful – if you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**