

APP/16/00583 | Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage. | Plot 1 - The Retreat, Croft Lane, Hayling Island 16.1112

Thank you for consulting me on this application.

The application is accompanied by ecological letter report (PV Ecology, July 2016) which describes the results of an updating Phase 1 ecological survey visit to the application site (to supplement a previous survey visit in 2012). The update concludes that the site has not materially changed since 2012 except for the development of habitat which may be favourable to common reptile species. Therefore, a Phase 2 reptile survey was conducted and the results of this are presented in a separate report (PV Ecology, September 2016).

No reptiles were recorded on site and it is therefore concluded that reptiles are likely to be absent. If you are minded to grant permission can I suggest that the ecological mitigation measures recommended within the report are secured by condition.

Development shall proceed in accordance with the ecological mitigation measures detailed within Phase 2 reptile survey (PV Ecology, September 2016) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy. Reason: to provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 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**