

From: Jamie Gargett
Sent: 21 Oct 2016 09:49:36 +0100
To: Bee Crawford
Subject: RE: APP/16/00692 - Harbour View, Marine Walk, Hayling Island

Bee

The supporting arboricultural evidence is comprehensive for this project:

No tree removal is required to facilitate development – trees have previously been removed from this site.

All development is taking place outside of the RPAs of the retained trees

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and the pre commencement exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

Therefore I have no objections to this scheme.

- AIA to be conditioned if the application is approved.

Thanks
J

From: Bee Crawford
Sent: 20 October 2016 13:55
To: Jamie Gargett
Subject: FW: APP/16/00692 - Harbour View, Marine Walk, Hayling Island

Jamie

Please see attached tree report for Harbour View, Marine Walk application for further comment.

Bee

From: stephen jupp [<mailto:stephenjupp@me.com>]
Sent: 20 October 2016 13:46
To: Bee Crawford
Subject: Re: APP/16/00692 - Harbour View, Marine Walk, Hayling Island

final tree reports for you

Regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

t: 01243 822113
m: 07777 618886
e: steve@planning-solutions.co.uk

On 18 Oct 2016, at 10:45, Bee Crawford <Bee.Crawford@havant.gov.uk> wrote:

Dear Steve

Thank for the bat survey report with respect to the above application. I can confirm I have forwarded it to the County Ecologist for further comment and will contact you when I have a response.

Kind regards

Bee

From: stephen jupp [<mailto:stephenjupp@me.com>]

Sent: 18 October 2016 09:49

To: Bee Crawford

Cc: laura wallis

Subject: Re: APP/16/00692 - Harbour View, Marine Walk, Hayling Island

Bee

please find attached a bat survey report

the report concludes: No direct evidence of recent bat use or potential evidence of use was recorded and owing to a lack of suitable features for roosting bats, the property is deemed to have a 'negligible' potential to support roosting bats.

i hope we can now proceed to a decision

Regards

Steve Jupp

Stephen Jupp MRTPI
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On 9 Aug 2016, at 12:07, Bee Crawford
<Bee.Crawford@havant.gov.uk> wrote:

Dear Steve

Thank you for the tree report with respect to the above. I have forwarded it to the Council's Arboriculturalist for comment, although he is on leave until 22 August. I will update you as soon as I can.

Kind regards

Bee

From: stephen jupp [<mailto:stephenjupp@me.com>]

Sent: 09 August 2016 12:04

To: Bee Crawford

Subject: Re: APP/16/00692 - Harbour View, Marine Walk, Hayling Island

Bee

tree report attached as requested
would suggest conditions imposed to address any possible impact

Regards

Steve

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On 9 Aug 2016, at 11:08, Bee Crawford
<Bee.Crawford@havant.gov.uk> wrote:

Dear Steve

Thank you for the photographs with respect to the above. I have forwarded them to the County Ecologist for further comment, although he is on leave until 22 August. I will update you as soon as I can.

Kind regards

Bee

From: stephen jupp [<mailto:stephenjupp@me.com>]
Sent: 09 August 2016 10:52
To: Bee Crawford
Subject: Re: APP/16/00692 - Harbour View, Marine Walk, Hayling Island

Bee

my client has sent me this bundle of photos - hope this helps

Regards

Steve Jupp

Stephen Jupp MRTPI
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e: steve@planning-solutions.co.uk

On 8 Aug 2016, at 08:58, Bee Crawford
<Bee.Crawford@havant.gov.uk> wrote:

Many thanks

Kind regards

Bee

From: stephen jupp
[<mailto:stephenjupp@me.com>]
Sent: 08 August 2016 08:47
To: Bee Crawford
Subject: Re: APP/16/00692 - Harbour View,
Marine Walk, Hayling Island

Bee

ok and noted
the applicant will action photographs this week

Regards

Steve Jupp

-

Stephen Jupp MRTPI
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On 5 Aug 2016, at 08:52, Bee
Crawford
<Bee.Crawford@havant.gov.uk>
wrote:

Dear Mr Jupp

With reference to the above application, the Hampshire County Council Ecologist was consulted as part of the planning application process due to the property being adjacent to a SINC (Site of Importance for Nature Conservation). Please see the comments below, where it has been noted that there are bat populations in the area and consequently further information will be required to ascertain the presence of any bats within the existing roofspace:

The application is not accompanied by any ecological information and I have therefore undertaken my own, non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. The proposals entail the extension of the existing dwelling to roof height and may therefore disturb features with the potential to be used by legally-protected species such as bats and birds. The removal of roof and ridge tiles and the exposure of internal voids may result in impact to bats in particular.

In this instance I would be willing to review recent, good quality photographs of the building as a pragmatic step towards assessing its potential ecological value. Photographs should show all areas of the structure, including roof materials, soffits, fascias, cladding and any internal voids where possible. Images of the interior roof structure, including the ridge line, would be most useful. I must stress that it is not the role of the LPA to determine ecological impact. Should photos prove inconclusive or demonstrate that surveys are required (due to the presence of potential bat roosting features etc.) I will 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.

The application will be put on hold to give you the opportunity for this information to be provided and following a satisfactory response from the County Ecologist.

Kind regards

B A Crawford

Mrs B A Crawford
Planning Officer
Planning Services

Bee.crawford@havant.gov.uk

023 9244 6514

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