

APP/14/00373 Demolition of existing two storey 3 bed house and construction of three storey 2 bed house. 20 Sandy Beach Estate, Hayling Island, PO11 9RG 14.0519

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

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 which, given its flat-roofed build, is not likely to support legally-protected species such as bats or nesting birds. However, this is conjecture based upon no evidence except a review of an aerial photograph and the application documents: it is the responsibility of the applicant to provide a robust assessment of the potential for ecological impacts arising from proposed development works.

Whilst I appreciate that the risk of protected species occurring within the building is minimal, in order to fully consider the potential ecological impacts of the proposed works (and in compliance with both national and local planning policy) I would recommend that the applicant commissions a (basic) 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 <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/faq.aspx#q13>)). The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably-qualified ecologists. As the risks are limited, a short statement (with photographic evidence) by a qualified ecologist would suffice, rather than a full ecological survey and report.

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.

Of greater import, this application is situated immediately adjacent to internationally-designated nature conservation sites (Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, 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).

NPPF and Circular 06/2005 require that planning decisions are based on full, up to date information and, in line with Natural England's standing advice, full protected species information must be available before a decision can be made. Following this guidance, provision of this information should not be deferred as a condition of any planning permission. Without full information at the point of determination it is not possible for the LPA to ensure that any impacts are known and acceptable, to engage with the Habitats Regulations, and to be able to secure any necessary mitigation. In line with NPPF, Circular 06/2005 and the Natural England Standing Advice, I would recommend that this information is required prior to further consideration of this application.

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**

Strategic Environmental Delivery Group,
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335
Mobile: 07885 594878

E-mail: tristan.norton@hants.gov.uk; www.hants.gov.uk/biodiversity

Please consider the environment before printing this email.