

Dear Tina,

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 16.1322

Thank you for consulting me on this application.

The application is accompanied by an Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, 2014). The report itself is fine but it does not include an firm details of bat mitigation measures. The dwelling has been shown to support small numbers of pipistrelle bat species and mitigation should be fairly simple – the report contains no details of such measures unfortunately. I would request that a bat mitigation strategy is provided, after which this can be secured by condition.

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. NE have provided some recommendations of r impact avoidance measures – these can be secured by condition.

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

Kind regards,

Tristan

Tristan Norton

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