

Dear Bee,

APP/16/00692 | Demolition of existing porch, side and rear conservatories and erection of two storey side extension; single storey rear extension; replacement porch and changes to the roof. | Harbour View, Marine Walk, Hayling Island, PO11 9PQ 16.1344

Thank you for consulting me on this application.

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.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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