

From: Norton, Tristan
Sent: 18 Dec 2015 14:45:15 +0000
To: Daphney Haywood
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/15/01355 Tamarisk, Ferry Road, Hayling Island, PO11 0DG 15.2172

Hi Daphney,

APP/15/01355 Demolition of existing dwelling and construction of new dwelling with associated landscaping and improvements to sea-defences. Tamarisk, Ferry Road, Hayling Island, PO11 0DG 15.2172

Thank you for consulting me on this application. There are no documents available online so I am making the following comments without having reviewed any documentation.

The application site is immediately adjacent to Langstone & Chichester Harbours SPA and Ramsar, the Solent Maritime SAC and Langstone Harbour SSSI. As such there is potential for any construction-related activities to impact upon these sites e.g. through disturbance of overwintering bird species, deposition of dust, waterborne pollutants etc. Any application documents will need to provide sufficient information to demonstrate that these issues have been understood and addressed.

The proposals entail the demolition of the existing dwelling. Although unlikely, there may be potential for legally-protected species such as bats and birds to occur and be affected. Suitable information should be provided. In common with other similar areas on Hayling, any garden grassland may support populations of notable plant species such as orchids.

In lieu of any submitted information, I would 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 <http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/faq.aspx#q13>)). 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.

Kind regards,

Tristan

Tristan Norton

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