

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 14 January 2015 14:20
To: Daniel Gender-Sherry
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/01203 2 Northney Road, Hayling Island, PO11 0ND 14.1859

Dear Daniel,

APP/14/01203 Remodelling of dwelling comprising construction of single, two storey and second floor extensions to east, south and west elevations; recladding, re-roofing and internal reconfiguration. 2 Northney Road, Hayling Island, PO11 0ND 14.1859

Thank you for consulting me on this application. In summary I consider that clarification be sought on ecological matters.

The application is not accompanied by any ecological information and I have therefore undertaken a non-exhaustive desk-based assessment using the application documents, recent GIS mapping and online sources. In short, the application will entail the disturbance of roof materials as well as external features such as hanging tiles and therefore there is potential for impacts to any legally-protected species which may be present. The site is located in an area surrounded by semi-natural habitat likely to be attractive to species such as bats and therefore I consider that there is a risk of roosting bats occurring within the existing structure, as well as nesting birds. The submitted Design & Access Statement makes reference to ecological studies having been carried out but nothing is provided within the application.

At present, I consider that there is insufficient information provided to determine that ecological issues are not a potential constraint and therefore would request that clarification is sought. In order to fully consider the potential ecological impacts of the proposed works 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/our-work/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. 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 relevant legislation, and to be able to secure any necessary mitigation.

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

Kind regards,

Tristan

Tristan Norton

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Ecology Team**

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