

From: Norton, Tristan
Sent: 14 Dec 2015 13:19:03 +0000
To: Bee Crawford
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/15/01329 | Proposed first floor side and rear extensions and single storey rear extension. | 37 Florentine Way, Waterloooville, PO7 8JU 15.2147

Dear Bee,

APP/15/01329 | Proposed first floor side and rear extensions and single storey rear extension. | 37 Florentine Way, Waterloooville, PO7 8JU 15.2147

Thank you for consulting me on this application.

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. The extension works will impact areas of the dwelling which may offer potential for supporting legally-protected species such as bats and birds. The dwelling is immediately adjacent to Hurst Wood Site of Importance for Nature Conservation (SINC), an area of ancient woodland which is likely to increase the potential for protected species to occur locally.

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 this instance, it may be a sensible first option to provide detailed high-resolution photographs which clearly show the areas of the building to be impacted: this should include the entire western elevation and the roof area to be extended. Whilst it is not the role of the LPA to determine whether protected species are/are not present, it is possible in some instances for photographs to demonstrate that the risk is minimal (e.g. that materials are modern, tight-fitting etc.) and that further consideration is unjustified. I would in this instance be willing to consider any such photos without prejudice as a means of providing some pragmatic advice. I must stress that it is not the LPA's responsibility to ascertain bat presence/likely absence and my opinion should not be viewed as a substitute for a detailed survey of the site by an ecologist.

Should photos prove inconclusive or demonstrate that surveys are required 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). 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.

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

Kind regards,

Tristan

Tristan Norton

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