

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 14 January 2015 13:35
To: Stephen Cantwell
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/01165 25 South Street, Emsworth, PO10 7EG 14.1749

Dear Stephen,

APP/14/01165 Change of use from A1 to mixed use A3 and C1. External alterations including new flue to rear. Demolition of rear store and replacement with single storey rear extension with first floor terrace above. 25 South Street, Emsworth, PO10 7EG 14.1749

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 repair/refurbishment of roof materials as well as the installation of roof lights and therefore there is potential for impacts to any legally-protected species which may be present. I appreciate that the site is situated within a densely-developed area of Emsworth town but there are records of various bat species locally – bats will access buildings via small gaps and crevices beneath, for example, raised roof materials, such as are being repaired/replaced here. The risk may be small but it is not negligible.

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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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. The comments within this letter are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

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