

Michelle Houghton

From: Norton, Tristan [Tristan.Norton@hants.gov.uk]
Sent: 16 October 2014 16:07
To: Heather Lealan
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/00901 78 Southwood Road, Hayling Island, PO11 9QF 14.1415

Dear Heather,

APP/14/00901 Demolition of existing detached 4 bed chalet bungalow and erection of 1No. 4 bed house with integral garage at lower ground level, rear first floor terrace and associated parking and landscaping. 78 Southwood Road, Hayling Island, PO11 9QF 14.1415

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and therefore I have had to undertake a non-exhaustive desk-based investigation of the site and its' potential for ecological impacts. I have detailed below a range of possible ecological constraints.

Designated Sites

The southern boundary of the application site is immediately adjacent to the locally-designated Site of Importance for Nature Conservation (SINC) of Hayling Beach. The SINC is designated for its important coastal shingle plant communities. In addition, the section of the beach lying immediately south of the site boundary is listed within the 2010 Solent Waders & Brent Goose Strategy (SWBGS) as Site C19. This site is listed due to the presence of large numbers of roosting wading birds (both Ringed plover and Sanderling) recorded in recent years – it appears that the shingle adjacent to the site is an important high-tide roost for these birds. The southern boundary of the application site also lies within 100 metres (m) of the Solent Maritime Special Area of Conservation (SAC) which is designated for its internationally-important coastal vegetation communities.

Although there will not be any direct impacts to these designated sites e.g. through land-take, there remains the potential for development activities to result in indirect impacts. The key period of potential impact would be during the demolition and construction phases – this will entail several weeks/months of works generating loud noise, dust etc. The use of noisy machinery/plant (particularly percussive noises) and the presence of contractors could result in visual and noise disturbance to roosting birds, whilst indirect pollution from dust, run-off, litter etc. could result in damage to sensitive coastal habitat. I note that Natural England have provided details of conditions they would wish to see imposed in relation to minimising noise impacts – I would echo these comments.

Legally-protected Species

No information is provided as to the current ecological value of the site. The application site contains an existing dwelling as well as areas of grassland and taller woody vegetation. As such, there is clearly potential for the site to support legally-protected species such as roosting bats or nesting birds. Unfortunately the statement on biodiversity within the submitted Design & Access Statement is not an adequate assessment of potential ecological constraints.

In order to fully consider the potential ecological impacts of the proposed works I would recommend that for any future full application the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site and adjacent areas to support protected species (to be provided by a qualified ecologist (see Natural England

guidance on finding a suitably-qualified ecologist
<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/faq.aspx#g13>)). 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, compensation and enhancement 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 Habitats Regulations, and to be able to secure any necessary mitigation. In line with NPPF, Circular 06/2005 and Natural England Standing Advice, I would recommend that this information is required prior to further consideration of this application.

I trust the above is useful – 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. These comments 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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