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**APP/25/00197 23 Bracklesham Road, Hayling Island, PO11 9SJ**

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**From** Norton, Tristan <Tristan.Norton@havant.gov.uk>

**Date** Wed 2025-05-07 12:03 PM

**To** Riley, Robert <Robert.Riley@havant.gov.uk>

**Cc** Norton, Tristan <Tristan.Norton@havant.gov.uk>

Dear Rob,

**APP/25/00197 | Demolition of existing garage, addition of first floor with associated ridge raising, ground floor side and rear extension, two storey front extension and addition of double garage. | 23 Bracklesham Road, Hayling Island, PO11 9SJ**

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, site photographs provided by you, online sources and GIS mapping. The proposed works will entail substantial disruption to roof materials and to any roof void/s below. The roof tiles appear generally sound and are of interlocking concrete design. The wooden soffit area is in poor condition, with potential large gaps/holes on the rear of the building.

In this instance, I would request some recent, good-quality photographs of the building. These should clearly show all elevations, the roof and particularly the soffit. This will enable me to provide a more well-informed view as to the suitability of the dwelling for supporting legally protected species such as bats.

Should photos prove inconclusive or demonstrate that features potentially suitable for bats are present, then I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) ([www.cieem.net](http://www.cieem.net)) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of protected and notable species, and whether the proposed works are likely to result in impacts to those species. Unless the qualified ecologist can 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 will be required prior to determination of any 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, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

**Tristan Norton**

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**Planning Services**, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Advanced notice of leave: 7-22 April 2025



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