

Dear Tina,

APP/24/00316 | Part removal of existing condemned dwelling. Two storey side extension. Continuation of existing pitched roof, finishing with catslide end. Two new porches to front. Formation of new driveway to front garden. | 2 West Haye Cottages, St Peters Road, Hayling Island, PO11 0RT

Thank you for consulting me on this application.

The application is accompanied by an Ecological Impact Assessment (Solent Ecology, July 2025). The site has been subject to detailed internal and external inspection and was found to exhibit numerous potential bat access, egress and roosting features. Subsequently, a series of three evening emergence surveys were conducted in May and June 2025. No bats were recorded emerging from the buildings, and it is concluded that roosting bats are not currently a constraint. No further survey work is considered necessary.

The site is immediately adjacent to the Solent Waders & Brent Goose Strategy (SWBGS) Site H60G, a Core Area of supporting habitat for bird species associated with the nearby Solent Special Protection Areas (SPAs). Although no direct impacts are expected, construction activities – and particularly noise and visual disturbance – can result in disturbance of birds. In that context, it will be necessary to secure standard construction impact avoidance/mitigation measures to ensure that impacts are avoided or minimised. These measures

If you are minded to grant permission, can I suggest that all ecological avoidance and mitigation measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance and mitigation measures detailed within the Ecological Impact Assessment (Solent Ecology, July 2025).

Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat

carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Prior to the commencement of any development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate potential noise and visual disturbance impact pathways affecting the adjacent supporting habitat for Chichester & Langstone Harbours Special Protection Area (SPA) and its qualifying species, and should include roles, responsibilities and methods.

Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

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Kind regards,

Tristan

Tristan Norton

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