

APP/25/00478 | Ground and first floor front & rear extensions; increased height of ridge with new gable to front and rear; rear first floor balcony; change of external materials and fenestrations; and erection of linked store & car port to the front; erection of a front boundary wall. | 41 North Shore Road, Hayling Island, PO11 0HN

Thank you for consulting me on this application.

The application is accompanied by a Phase 1 Bat Survey (Jonty Denton, April 2025). This report describes the dwelling and concludes that it offers negligible potential for supporting protected species such as bats. I would highlight that the report also recommends that an evening bat survey is required – I assume this is an error. I am content to agree that further ecological works are not necessary.

The proposed works do have potential to result in construction impacts to the adjacent Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSSI) which lie c.40 metres to the west of the dwelling. Potential impact pathways include noise and visual disturbance (affecting overwintering bird species), and airborne and waterborne pollution (affecting the water environment and coastal habitats). In order to ensure that impacts are avoided, I would recommend that a Construction Environment Management Plan (CEMP) is secured by condition. The Council will need to undertake its own appropriate assessment in accordance with the Habitats Regulations 2017.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include specific measures to avoid or mitigate potential impact pathways affecting the adjacent Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSSI) 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

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk M: 07552 248974

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