

APP/25/00979 | Change of Use of Nos 7 and 9 London Road from Bed and Breakfast and Residential Dwelling into HMO providing temporary accommodation for local homeless people in ensuite studio rooms with shared facilities (10No. 2 bed units; 4No. 1 bed units). Proposals include the remodelling and refurbishing of the building including internal reconfigurations. The proposals also include landscaping, paving , alterations to boundary treatments , alterations to materials and fenestration and a bin and cycle store building. | 7/9 London Road, Widley, Waterlooville, PO7 5AT

Thank you for consulting me on this application. The application is accompanied by a Preliminary Ecological Appraisal (TSA Ecology, November 2024) and an Ecological Impact Assessment (South Downs Ecology, August 2025).

Overall, I am content that the site is of limited ecological value. Surveys have identified that the dwelling supports a roost of a single Brown Long-eared Bat, with one bat observed and droppings recorded from roof void areas. The building certainly supports a bat roost.

The ecological assessment concludes that works as proposed can proceed without directly impacting the identified bat roost and that a licence is not required. The assessment states: *'Access to the potential roosting areas, loft voids, should be restricted to ensure no or minimal disturbance to bats. The scope of repairs are likely to include external features which may be used opportunistically by bats therefore should be checked prior to any repairs. If more major repairs or alterations are required, then a licence would be mandatory'*. The avoidance of impacts to legally protected species is welcome, and it is the legal obligation of the applicant and their appointed agents to ensure that impacts are avoided. Based on the submitted details I have no reason to consider that impacts to roosting bats will occur, but again I reiterate that the avoidance of impacts is the responsibility of the applicant and any appointed contractors. I would strongly recommend that the appointed contractor is made fully aware of the potential presence of bats and that a Construction Environment Management Plan (CEMP) is secured to ensure that this information is disseminated.

I am content that this proposal is not eligible for mandatory Biodiversity Net Gain (BNG) due to the absence of any habitat being affected.

Provided that the proposed avoidance and mitigation measures are implemented, I would have no concerns over these proposals. If you were minded to grant permission, I would simply suggest that the measures are secured through condition of any consent. I would also request that the refurbished site includes a minimum of two nesting boxes for Common Swift.

Development shall proceed in accordance with the ecological avoidance and mitigation measures within the Ecological Impact Assessment (South Downs Ecology, August 2025) and section 7.6 to 7.9 of the Preliminary Ecological Appraisal (TSA Ecology, November 2024) unless otherwise agreed in writing by the Local Planning Authority. The refurbished development shall incorporate a minimum of two externally mounted nest boxes for Common Swift, installed as per manufacturer's instructions. Reason: to provide ecological enhancement in accordance with the Environment Act 2021, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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 legally protected 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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