

Dear Lesley,

APP/25/00337 | Redevelop existing vacant building to create five residential apartments. Utilise the land to the rear and construct a Coach House with parking at ground floor level and two residential apartments above. Improve the aesthetics of the site with new material applications which complement the location. | 234 Sea Front, Hayling Island, PO11 0AU

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Roost Assessment (Daniel Ahern Ecology, October 2025). This assessment concludes that the two buildings within the application have potential to support roosting bats and that further survey works are necessary. These surveys will need to be completed prior to determination and the results submitted alongside any required mitigation measures.

In addition, I am not convinced that this proposal would be eligible for a de minimis exemption from mandatory Biodiversity Net Gain. The photos within the bat report clearly show areas of vegetation that appear to extend to an area greater than 25m². If an exemption is being claimed the Local Planning Authority requires evidence that the exemption applies. I would strongly recommend that the applicant's ecologist is called upon to undertake this assessment.

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

Principal Ecologist