Outlook

APP/26/00175 28 South Street, Emsworth, PO10 7EH

From Norton, Tristan <Tristan.Norton@havant.gov.uk>
Date Tue 2026-06-02 10:23 AM
To Riley, Robert <Robert.Riley@havant.gov.uk>
Cc Norton, Tristan <Tristan.Norton@havant.gov.uk>

Dear Rob,

APP/26/00175 | New sash windows to the front and rear elevation. New canopy to the entrance to match the existing surrounding properties. New render to the front, hanging tiles to the rear. New garage door to match existing with upper glazed panels. New first floor rooflight, a new metal veranda canopy and new Crittall style sliding doors to the rear. | 28 South Street, Emsworth, PO10 7EH

Thank you for consulting me on this application, which is not accompanied by any ecological information.

Whilst the application site is unlikely to be of significant ecological value there may be potential for proposed works to result in impacts to legally protected species such as roosting bats and nesting birds. The rear timber cladding in particular appears to exhibit sizeable gaps at the eaves area, sufficient to enable bat access/egress. I am unable to state that bat species would not be present and affected by the proposed works.

I would recommend that the application is accompanied by an ecological assessment, carried out by a suitably qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment which will determine whether there is any evidence of protected sites, habitats and species, and whether the proposed works are likely to result in impacts to those features. Unless the qualified ecologist can conclude that there is no reasonable likelihood of ecological features 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

Principal Ecologist | E: tristan.norton@havant.gov.uk M: 07552 248974
Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Advanced notice of leave:

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In August 2025, the council moved to a new case management system, across Planning Development, Licensing and Environmental Health. This change involved moving 25 years' worth of data from multiple systems into one new system and learning how to use the new system.
Our officers have been working hard to continue working throughout the change, but there was a period of downtime, and we are still working through some of the backlog. As a result, our response times are longer than usual, and we apologise for any inconvenience this may cause.
Thank you for your understanding and patience.

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