
Fw: APP/26/00180 | Demolition of existing outbuilding and construction of 1No two bedroom bungalow and garden office annex with associated car parking for two cars. | 45 Hulbert Road, Havant, PO9

From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Fri 21/08/2026 16:16

To Fox, Jennie <Jennie.Fox@havant.gov.uk>

Sent from [Outlook for Android](#)

From: Norton, Tristan <Tristan.Norton@havant.gov.uk>

Sent: Friday, 15 May 2026 08:34:26

To: Owusu-Ansah, Henrietta <Henrietta.Owusu-Ansah@havant.gov.uk>

Cc: Norton, Tristan <Tristan.Norton@havant.gov.uk>; Weaver, Louise <Louise.Weaver@havant.gov.uk>

Subject: APP/26/00180 | Demolition of existing outbuilding and construction of 1No two bedroom bungalow and garden office annex with associated car parking for two cars. | 45 Hulbert Road, Havant, PO9

Dear Henrietta,

APP/26/00180 | Demolition of existing outbuilding and construction of 1No two bedroom bungalow and garden office annex with associated car parking for two cars. | 45 Hulbert Road, Havant, PO9 3TA

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources, and GIS mapping.

In terms of Biodiversity Net Gain, the applicant is claiming a self-build and custom-build exemption. This is an acceptable form of exemption provided that Havant Borough Council agrees that the proposal does indeed meet the definition of a self/custom-build development. If it does not, BNG will be required unless another exemption can be demonstrated.

BNG does not replace the need for ecological assessment. I am content to conclude that this existing residential garden plot is not likely to be of significant ecological value, although may offer suitable habitat for nesting birds within dense woody vegetation. The outbuilding to be demolished appears not to be suitable for supporting roosting bats.

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

Nesting birds, their active nests and eggs are protected under the Wildlife and Countryside Act 1981 as amended. This applies throughout and outside of the bird nesting period (generally considered to be March to August inclusive). Prior to any works a check for nests should be carried out and any active nests must be left in situ, undisturbed, until they become unoccupied of their own accord.

The developed site shall incorporate one integral or externally mounted roosting unit for bats and one integral or externally mounted nesting feature for cavity nesting bird species (to be integrated Swift bricks unless not practical due to nature of construction), installed as per manufacturer's instructions. Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, 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,

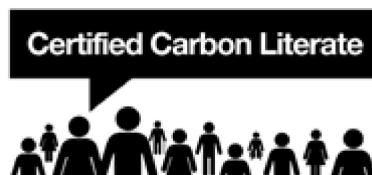
Tristan

Tristan Norton

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

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

Advanced notice of leave: 26-30 May 2026



More details at www.havant.gov.uk/nitrogen



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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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