

Consultee Comments for Planning Application APP/23/00249

Application Summary

Application Number: APP/23/00249

Address: North Street House, 6 North Street, Emsworth, PO10 7DD

Proposal: Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)].

Case Officer: Tina Pickup

Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: Not Available

On Behalf Of: County Ecologist, Strategic Environmental Delivery

Comments

Dear Tina,

APP/23/00249 | Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)]. | North Street House, 6 North Street, Emsworth, PO10 7DD 23.0646

Thank you for consulting me on this application.

The application is accompanied by an Extended Phase 1 Ecological Assessment (Phillips Ecology, March 2023). The report concludes that the building offers suitability for roosting bats, and further bat survey works are recommended. These surveys will need to be carried out, and any necessary mitigation detailed, prior to determination.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, 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 LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

If you have any queries please dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Senior Ecologist

Ecology Team

Specialist Environment Services

Universal Services Directorate

Hampshire County Council

Elizabeth II Court West

The Castle, Winchester

Hampshire SO23 8UD