

APP/20/01115 | Conversion of existing doctors surgery to offices. Demolition of single storey extension and erection of a three storey building comprising of a retail unit at ground floor and two residential dwellings on the first and second storeys. With associated parking and hard and soft landscaping. | North Street House, 6 North Street, Emsworth, PO10 7DD

Thank you for consulting me on this planning application.

The submitted Bat Survey Report by Hampshire Ecological Services Ltd (November 2020) confirms that the existing doctors surgery has low potential for roosting bats and therefore a single dusk emergence survey was carried out in August 2020, during which no bats were recorded emerging from the building. Therefore, I raise no concerns in relation to the proposals. However, as a single tree is to be felled to facilitate the proposals and in line with the NPPF requirements, I suggest that the below condition is added to the decision notice:

- A minimum of four bird boxes as per the recommendations in Section 5.6 'Outline enhancement measures' of the Bat Survey Report by Hampshire Ecological Services Ltd (November 2020) shall be incorporated into the design of the new or refurbished buildings, along with the planting of a minimum of two native trees in the area of green space in the north-eastern corner of the site. Reason: to enhance the biodiversity value of the site in accordance with NPPF.

The development will result in a net increase in residential dwellings within 5.6km of the Solent Special Protection Areas (SPAs). Therefore, the required scale of developer contributions should be secured at the appropriate stage to ensure no adverse impacts on the integrity of the SPA. Furthermore, the nitrogen budget calculated for the site indicates a positive input into the Solent and therefore a suitable mitigation package will be required to ensure no adverse impacts on the integrity of the designated sites.

Please do contact me if you need any further information.

Kind regards,
Maral

Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.

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<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity>

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