

**From:** Norton, Tristan <Tristan.Norton@hants.gov.uk>  
**Sent:** 12 May 2021 15:33  
**To:** Mansi, Julia  
**Cc:** Havant Planning and Development Mailbox New  
**Subject:** APP/20/00376 Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH 21.0327

Dear Julia,

**APP/20/00376 | Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area. | Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH 21.0327**

Thank you for consulting me on this application. Thank you for your patience.

The application is accompanied by a Phase I Ecological Survey (EcoSupport, Updated April 2020) and I have also reviewed the previous Ecological Impact Assessment in Respect of Bats (Ecosa, August 2019). The site itself is of generally limited ecological value, comprising a large residential garden containing managed lawn and various planted trees, shrubs and herbaceous plants. The existing dwelling and outbuildings are located in the north of the site. Given the generally limited ecological value of the site itself I am content that sufficient information has been provided and that the proposed ecological mitigation, compensation and enhancement measures are proportionate.

Overall I would not raise any particular concerns in relation to on-site ecological matters. The site is in close proximity to the Solent Maritime Special Area of Conservation, Chichester & Langstone Harbours Special Protection Area and Ramsar site, and the underlying Chichester Harbour Site of Special Scientific Interest. There is clearly potential for construction activities, as well as the presence of new dwelling in this location, to result in impacts to these designated sites and the species and habitat they support.

The potential impacts from construction activities can be addressed through the submission of a Construction Environment Management Plan (CEMP). This should detail all measures designated to avoid/mitigate potential impacts arising from e.g. noise and visual disturbance, and airborne and waterborne pollution. I note that Natural England have requested that a CEMP is secured.

If you are minded to grant permission can I suggest that all ecological mitigation, compensation and enhancement measures are secured.

*Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Phase I Ecological Survey (EcoSupport, Updated April 2020) and Ecological Impact Assessment in Respect of Bats (Ecosa, August 2019) unless otherwise agreed in writing by the Local Planning Authority. Ecological mitigation, compensation and enhancement measures shall be implemented as per ecologists instructions and all compensation and enhancement features retained in perpetuity in a location suited to their intended function. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.*

In addition I would suggest that a CEMP is secured.

*Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This CEMP shall include (but not be restricted to): pollution prevention measures; measures to control surface water run-off and the emission of dust and noise; and specific measures to avoid damage and disturbance to important habitats and species. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF 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**

**Senior Ecologist  
Ecology Team**

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### **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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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.