

**APP/20/00108 | Erection of 1No. 4bed dwelling. (Revision to APP/18/00481). |
Land to north of, 61 Hollybank Lane, Emsworth**

Thank you for consulting me on this planning application. Review of the photographs of the site, provided with this submission, indicate that the site has already been cleared/stripped. This is unfortunate, particularly that review of the previous planning applications on this site revealed the presence of suitable reptile habitat. Therefore, I can only hope that the clearance activities were carried out without a breach in the relevant wildlife legislation.

In terms of lighting and impacts to bats, the eastern boundary of the site is immediately adjacent to a woodland. Immediately outside the eastern boundary is a line of mature trees and scrub which links directly to Hollybank Wood, one of the most important sites in Hampshire for bats. Any lighting along the eastern boundary be achieved through the use of low-level, motion-activated sensor lighting.

If you were minded to grant permission, I recommend that the below conditions are added to the decision notice:

- Prior to the commencement, a sensitive lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. Reason: to protect biodiversity in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.
- A single bat roosting feature (e.g. Bat Access Tile, 2FR Schwegler bat tube) shall be incorporated into the design of the new building. Where the bat feature has been implemented, the use of breathable roof membrane is not allowed. Thereafter, the bat feature shall be permanently maintained and retained. Reason: to enhance biodiversity in accordance with NPPF and NERC Act 2006.

Please do not hesitate to contact mw if you require any further information.
Kind regards,
Maral

Coronavirus (Covid-19)

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