

Clark, Jacky

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 04 July 2019 15:32
To: Haywood, Daphney
Cc: Havant Planning and Development Mailbox New
Subject: APP/19/00623 Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH 19.1277

Dear Daphney,

APP/19/00623 | Retain the existing 'Fowley Cottage' dwelling and construction of 6No. 5 bed detached dwellings, two on the Warblington Road frontage and four to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4 and 6 to be taken off Curlew Close. | Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH 19.1277

Thank you for consulting me on this application advice.

The submitted Phase 1 Ecological Survey (EcoSupport, May 2019) is in draft format: we would expect a finalised document for planning purposes. In addition, additional ecological surveys have been recommended for wintering birds and roosting bats. The results of these surveys should be used to develop avoidance and mitigation measures. Again, these should be provided prior to determination. Given the close proximity of the application site to highly sensitive designated nature conservation sites, fully-detailed mitigation measures will be required, as will a Habitats Regulations Assessment.

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 don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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Hampshire Services offers a range of professional consultancy services to partner organisations. Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

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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.