

Dear Lewis,

APP/18/00938 | Demolition of existing single storey rear extensions. External alterations in connection with proposed change of ground floor A4 to flexible A1/ A2/ A3/ A4/ A5 use including rear single storey extension. Rear two storey plus room-in-the-roof extension and conversion of existing building to form ground floor 1bed flat with private amenity space, 1 x 2bed flat and 1 x 2bed maisonette at first floor and roof space level with associated car parking and external works. | 2 - 4 West Street, Emsworth, PO10 7DY 18.2103

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

The application is accompanied by a Bat Survey - Preliminary Roost Assessment (Arbtech, August 2018). The building is considered to offer high potential for supporting roosting bats and therefore additional survey works have been recommended, in line with best practice bat survey guidance. These surveys must be completed prior to determination and it is not possible to condition further ecological surveys.

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

**Senior Ecologist
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