

Dear Daphney,

APP/18/00230 | To construct 1 No. 4 bedroom dwelling with garage and associated parking. | Redlands House, 38-40 Long Copse Lane, Emsworth, PO10 7UR 18.0533

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (The Ecology Co-op, March 2018).

The application site comprises two plots situated to the east and west of Redlands House. Both plots comprise areas of existing garden containing managed grassland, planted trees and shrubs and garden paraphernalia. This application relates to Plot 2 within the ecological appraisal, situated on the eastern part of the site. This area includes a small garage building.

Overall, the plot is not considered to be of particular ecological value although there is some limited potential for protected species to occur. The garage building exhibits features with the potential to support roosting bats. The garage demolition was previously granted without ecological consultation. Therefore, the ecologist has recommended that prior to its demolition, an inspection is carried out of crevice features. This seems like a sensible approach, although the applicant should be aware that if any evidence of roosting bats is encountered then it would be necessary to cease works and carry out further survey works. Some sensible mitigation measures are proposed for vegetation clearance.

I am fully supportive of the recommendations for sensitive site lighting and for ecological enhancement measures. If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Preliminary Ecological Appraisal (The Ecology Co-op, March 2018) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act

*1981, NPPF, NERC Act 2006 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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