

APP/18/00229 | To construct 1 No. 5 bedroom dwelling with garage and associated parking. | Redlands House, 38-40 Long Copse Lane, Emsworth, PO10 7UR 18.0569

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 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 1 within the ecological appraisal, situated on the western part of the site.

Overall, the plot is not considered to be of particular ecological value. The majority comprises tightly-mown lawn with the western and norther boundaries containing mature planted woody vegetation including ornamental trees and shrubs. Some larger trees, of unknown ecological importance, had been removed from site prior to the ecologist's visit. Otherwise, the site is not considered to offer potential for supporting protected species: reptiles, great crested newts, badger and hazel dormice are considered unlikely to occur and the limited woody vegetation within the plot are only likely to support small numbers of foraging/commuting bats.

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**

