
From: Miri, Maral <
Sent: 25 July 2022 12:56
To: Havant Planning and Development Mailbox New
Subject: APP/22/00580 | Front extension to create porch; rear canopy; and additional external garage/store. | 36 Oaktree Drive, Emsworth, PO10 7UJ

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Mr. Ford,

APP/22/00580 | Front extension to create porch; rear canopy; and additional external garage/store. | 36 Oaktree Drive, Emsworth, PO10 7UJ

Thank you for consulting me on this planning application which is not accompanied by any detailed ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping.

Whilst immediately to the north of the site is extensive areas of woodland which have been designed as a Site of Importance for Nature Conservation (SINC), which increases the likelihood of bats being present within the dwelling and affected by the proposals, I notice that the works will only affect small areas of the lower storey of the dwelling, with no impact to the main roof tiles, loft void, soffits, etc. The proposed garage also appears to be proposed on an area of existing hardstanding. Therefore, I have no major concerns in relation to this application and recommend that the below informative is added to the decision notice, if you were minded to grant permission.

- Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Furthermore, due to the presence of a non-statutory designated site immediately to the north of the site, I recommend that the current good practice industry guidelines are adhered to, to ensure no adverse indirect impacts on the adjacent SINC.

Please do not hesitate to contact me if you have any queries.

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>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.

Maral Miri (MSc, CEnv, MCIEEM)

Senior Ecologist

Ecology Team

Economy, Transport and Environment Department

Hampshire County Council

Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity>

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