

Dear Denise,

APP/24/00430 | Remove and replace existing roof structure on detached Coach House including the repair of 1No. gable end wall and replacement of new lintel over Coach House doors. | 2 Emsworth Road, Havant, PO9 2SR

Thank you for consulting me on this application.

The application is accompanied by a Bat Survey Report (Hampshire Ecological Services, October 2024). Following an assessment that the dwelling offered bat roosting potential, three bat emergence surveys were carried out in late summer 2024. A single Common Pipistrelle bat was observed emerging from the Coach House building and it is concluded that the site currently supports a bat roost. The report includes a series of sensible avoidance, mitigation and compensation measures and these are acceptable.

If you are minded to grant permission, can I suggest that ecological avoidance, mitigation and compensation measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in the Bat Survey Report (Hampshire Ecological Services, October 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection in accordance with the Environment Act 2021, 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

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