

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

Dear Mr. Speller,

APP/22/00854 | Change of use from nursery (Use Class E) to dwelling (Use Class C3) with single storey rear extension and timber decking to rear. Raising of ridge height of existing single storey rear extension also incorporating internal alterations and insertion and amendments of existing windows. Proposed fencing, external flue and air source heat pump. Solar photovoltaic panels to south facing main roof pitch | West View, 60 Bath Road, Emsworth, PO10 7ES

Thank you for consulting me on this planning application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The photos for the front and rear elevations of the building provided within the submitted Design and Access Statement are inconclusive and do not allow an informed opinion on the likelihood of bats being present and affected by the proposed works to be made. As the application site is located immediately adjacent to Emsworth Millpond Site of Importance for Nature Conservation (SINC) which provides high quality foraging and commuting habitat for bats, there is a reasonable likelihood that the existing building may offer suitable habitat for roosting bats.

I would therefore recommend that the applicant commissions a Preliminary Roost Assessment, carried out by a qualified ecologist as per the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines, which should include an assessment of the potential for the building to support roosting bats. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of bats being present (due to negligible potential), it is likely that further ecological survey work (e.g. nocturnal bat activity surveys) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

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. Unfortunately it is not appropriate to defer bat surveys as a condition of a planning permission. Planning authorities are required to engage with the Habitats Regulations and without the right level of information (survey, impact assessment and appropriate, proportional avoidance, mitigation and compensation measures), this engagement is not

possible. Therefore, it is my recommendation that permission is not granted until the requested information is provided.

If you have any queries please do not hesitate to contact me.

Kind regards,
Maral

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

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)

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