

Dear Gary,

APP/21/00991 - Land adj to Southdown View, Long Copse Lane, Emsworth, PO10 7UR -
Construction of 7No. eco-friendly detached dwellings.

Thank you for your consultation for the proposed 7 dwellings.

The site is situated in close proximity to good quality grassland and woodland habitats including locally designated sites Land East of 54 Long Copse Lane SINC and Southleigh Forest (South) SINC. Pasture grasslands, hedgerows and treelines exist onsite and surrounding the site and residential housing exists in the wider landscape. It is likely that the site supports protected and notable species such as bats and birds. I would therefore strongly recommend that the application is supported by ecological information provided by a qualified ecologist.

Initially, a Preliminary Ecological Appraisal (PEA) survey should identify the habitats on and around the site and any evidence of, or potential for, notable or protected species to be present. The PEA may need to be followed by further species-specific surveys if the preliminary study indicates that these are needed. The results of these surveys, along with details of any necessary mitigation measures to address impacts arising from construction works and during occupation must be provided along with the submission. The submission should assess the impacts of the proposal and demonstrate how any required mitigation and compensation, along with ecological enhancements, will be incorporated into the scheme. These should be reflected in other planning documents such as building plans and landscaping schemes.

In addition, the site lies within 5.6km of the Solent SPA, thus a mitigation payment for increased disturbance will be required, and nitrate impacts to the Solent require mitigation.

Circular 06/2005 requires 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. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated and are acceptable. Surveys cannot be deferred under a condition of a planning application.

Please let me know if you have any queries.

Kind Regards

Rebecca Harvey

Ecologist

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