

Dear Tina,

Re: APP/22/00029 | Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space. | North Street House, 6 North Street, Emsworth, PO10 7DD (Our Ref: 22.0214)

AND

APP/22/00030 | Listed Building Consent for Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space. (Our Ref: 22.0215)

Thanks for sending over this updated bat report, which details the findings of an update survey visit including an internal and external building assessment on 31st March 2022. In line with my previous advice, as no new evidence was found during this most recent survey and no significant changes have occurred to the building in the intervening period, the previous building assessment remains unchanged (i.e. low suitability for use by roosting bats) and I am satisfied that no further dusk/dawn surveys are required to support the application. However, I suggest that the following informative is added to the decision notice:

“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.”

In line with NPPF, I also suggest that the following conditions are added to the decision notice:

“The development will proceed in line with the measures detailed in Section 5.6 of the Bat Survey Report (Hampshire Ecological Services, April 2022), including 4 integral bird nest boxes, integral bee bricks and removal of invasive species. In addition, a minimum of two native trees will also be planted in the area of green space in the north-eastern corner of the site.” Reason: to enhance the biodiversity value of the site, in accordance with NPPF and Environment Act 2021.

“No development shall proceed until a scheme of lighting (during construction and the operational life of the development), designed to minimise impacts on wildlife, particularly bats, has been

submitted to and approved in writing by the Local Planning Authority, in line with Section 5.6.3 of the Bat Survey Report (Hampshire Ecological Services, April 2022). Thereafter the lighting scheme shall be implemented in accordance with the approved details.” Reason: to preserve and enhance the biodiversity value of the site, in accordance with NPPF and Environment Act 2021.

Please contact me if you have any queries on the above.

Kind regards,

Lynsey

Dr Lynsey Robinson CEnv MCIEEM

Senior Ecologist

Ecology Team

Hampshire County Council