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ECA/EAC/12:1089

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Havant Borough Council
Planning Department
Public Service Plaza
Civic Offices
HAVANT PO9 2AX

Dear Ms Wells

Fiscal House 2 Havant Road Emsworth PO10 7JE

Further to the comments raised by your Ecologist regarding the above, the proposed alterations/removal of existing pitched roofs have already been approved under the previous permission. The roof affected by this application is flat and incapable of use by bats and roosting birds. Please clarify if you consider an ecology assessment is still required or not.

I am in receipt of the Nitrate Neutrality & SRMS document. My understanding of this matter is that the cost of mitigation actually comes into effect when the approved scheme is occupied. A payment made in advance of this moment is premature. In the eventuality of a Planning Permission being granted but not implemented on the site, then what is the status of this premature payment and 106 Agreement? As payment is secured by the Legal Agreement this can be agreed and signed subject to PP being granted.

Other Local Authorities have adopted a less ambiguous position by linking the signing of the 106 Agreement and the payment made following the granting of Planning Permission.

I should be grateful to receive your comments with respect to these matters.

Yours sincerely

Edward Caush

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