

Dear Lesley,

APP/26/00006 | Demolition of existing storage outbuildings and construction of a new building incorporating dormers to provide 3 class E units, with associated car parking. | Fiscal House, 2 Havant Road, Emsworth, PO10 7AW

Thank you for consulting me on this application.

The application is now accompanied by a Preliminary Roost Assessment (Arbtech, April 2026). The report provides details of the suitability on the on-site buildings for supporting roosting bats and concludes that the likelihood of bats being present is negligible. No further works are considered necessary.

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

Development shall proceed in strict accordance with the ecological avoidance, mitigation, and enhancement measures detailed within the Preliminary Roost Assessment (Arbtech, April 2026) unless otherwise agreed in writing with the Local Planning Authority. Reason: to protect biodiversity 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.

The developed site shall incorporate one integral or externally mounted roosting unit for bats and one integral or externally mounted nesting feature for cavity nesting bird species (to be integrated Swift bricks unless not practical due to nature of construction), installed as per manufacturer's instructions. Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, 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