

Subject:

P/18/1118/OA - Land at Newgate Lane (North) Fareham

Sent: 09 October 2018 14:41

Dear Jean,

P/18/1118/OA - Land at Newgate Lane (North) Fareham - Outline Planning Permission For The Demolition Of Existing Buildings And Development Of Up To 75 Dwellings, Open Space, Vehicular Access Point From Newgate Lane And Associated And Ancillary Infrastructure, With All Matters Except Access To Be Reserved.

Thank you for consulting me on this planning application which is supported by a Preliminary Ecological Survey report by Ethos Environmental Planning (Sep, 2018).

The submitted report recommends a number of Phase II ecology surveys such as reptile, bat, GCN, otter/water vole, bird, etc. The results of the further survey work has however not been submitted. Unfortunately it is not appropriate to defer protected species surveys as a condition of a planning permission – Circular 06/2005 identifies that information on protected species must be available before a decision is made, and this is supported by Natural England's standing advice on protected species. 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. As such, I request that the applicant provides this information.

Furthermore, I notice that the submitted ecology report recommends a total of 3 transect activity surveys. This is not in line with best practice guidelines (Collins, 2016) which states for habitats with moderate bat potential, monthly transects from April to September should be carried out. Therefore, full justification for any reduced survey effort should be provided.

Please do contact me if you need any further information.

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 Fareham Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

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