



Unit 2, The Old Estate Yard | Upton Cheyney | Bristol | BS30 6ND  
Tel: 01179 328 203 | E: info@ethosep.co.uk | W: www.ethosep.co.uk

20<sup>th</sup> March 2019

Maral Miri (MSc, Cen, MCCIEEM)  
Economy, Transport and Environment Department  
Hampshire County Council  
Elizabeth II Court  
1<sup>st</sup> Floor West  
Winchester  
Hampshire  
SO23 8UD

Dear Maral,

**RE: Planning application P/18/1118/OA – Land At Newgate Lane (North) Fareham**

This letter has been produced by Ethos Environmental Planning (Ethos) in response to your comments dated 28th February 2019 regarding the above proposal.

We note your comments on the submitted Biodiversity Net Gain Plan and revised Ecological Assessment and are pleased to learn this documentation has now satisfied your previous concerns.

#### Farmland birds

We note the comments on cumulative impacts on farmland birds requiring a strategic-level mitigation response and would like to clarify that the proposed site was assessed as not having an adverse impact on farmland birds.

#### Bats

We can confirm that appropriate avoidance measure will be employed in respect of the identify bat roost.

An EPS licence will be required to carry out the works, which can only be granted if all three tests are passed. You confirm that the third test will be passed. To assist the planning offer, we can confirm that in respect of the first and second tests, the proposal will meet these criteria as follows:

- There is a clear public benefit to deliver up to 75 dwellings including 40% affordable housing within an authority which has an identified housing land supply shortfall. The proposal as a whole will provide net biodiversity gains; and
- There is no satisfactory alternative to the proposals as in order to deliver the new dwellings and open space, it is necessary to remove the building. The building is an ancillary farm building of brick construction which is in very poor condition and overgrown and represents a safety concern if it were to be left in situ within the proposed public open space.

As a result, there is no reason to doubt that the necessary licence will be granted.

### Conditions

The conditions proposed are acceptable.

I trust that all ecology matters in relation to the application are now satisfied, but should you have any further queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Phillips', written in a cursive style.

Jim Phillips  
Managing Director  
Ethos Environmental Planning Ltd