

Consultee Comments for Planning Application APP/23/00471

Application Summary

Application Number: APP/23/00471

Address: Land of North of Fire Station (Blue Star Land), Waterloooville

Proposal: Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved.

Case Officer: Arleta Miszewska

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Arleta,

APP/23/00471 | Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. | Land of North of Fire Station (Blue Star Land), Waterloooville

Thank you for consulting me on this application.

The application is accompanied by an Ecological Impact Assessment (LC Ecological Services, July 2024). The site has been subject to a range of habitat and species surveys between 2018 and 2023. I am content that sufficient survey and assessment has taken place to enable a sound understanding of the site and its ecological features.

The site comprises a large area of bramble-dominated scrub with areas of modified grassland, hardstanding, boundary trees and hedgerows and occasional self-sown trees. Several ditches are located at the site boundaries. The site has historically been grassland as well as allotments but has been essentially unmanaged for many years. I am content that the bulk of the habitats on site are of local value only and are generally species poor. In terms of protected and notable species, the site has been shown to support Badgers and these are the most significant ecological constraint at the site. The site provides suitable foraging/commuting habitat for several bat species, although there is no evidence of roosting on site. A small population of Slow-worms is present, and the site is likely to support various nesting bird species. A survey for Hazel Dormice has found no evidence and it is concluded that the species is absent.

The proposed development will result in the loss of the majority of scrub habitat across the site, as well as the loss of/disturbance to areas of grassland, hedgerow, trees and ditch habitat. The presence of Badgers on site requires that a suitable undeveloped and undisturbed buffer is provided throughout construction and during the sites operational phase.

Habitats to be created/provided within the site include: a SuDS basin with suitable native wetland plantings; semi-improved meadow; and native trees and shrub plantings. A proportion of the proposed dwellings will incorporate integral bat and bird boxes, and the site will contain bee boxes, gaps within garden fencing and several log piles. I consider that a greater, more ambitious number of the integral boxes could be included and would welcome further exploration of this matter. It is proposed to undertake off-site habitat enhancements at Johnstones Coppice, a nearby HCC-owned ancient woodland site. I can confirm that I have visited this site and agree that efforts to improve habitat quality within and surrounding a woodland pond would provide significant biodiversity benefit. It would appear that discussions with HCC have progressed well and an agreement has been reached over the funding requirements for management. It will be essential to protect the enhanced pond from domestic dog access.

Overall, I am content that the proposed outline ecological mitigation, compensation and enhancement measures are acceptable.

If you are minded to grant permission, can I suggest that a detailed Landscape and Ecological Management Plan (LEMP) is secured by condition. This document should provide comprehensive details of all ecological mitigation, compensation and enhancement measures (including full details of all off-site works) plus management and monitoring measures and responsibilities, and should be consistent with any detailed landscaping proposals and specifications.

Prior to the commencement of development activities, a Landscape & Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the ecological avoidance, mitigation, and compensation measures as detailed in the Ecological Impact Assessment (LC Ecological Services, July 2024) unless otherwise agreed in writing by the Local Planning Authority. It shall include, but not necessarily be restricted to: full details of all measures to avoid and mitigate the potential impacts of development on ecological receptors (including artificial lighting); full details of all proposed on- and off-site ecological compensation and enhancement measures including location, area, composition, establishment and ongoing management, monitoring, and roles and responsibilities. Reason: to provide ecological protection and enhancement 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.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX