

Consultee Comments for Planning Application APP/22/00439

Application Summary

Application Number: APP/22/00439

Address: The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA

Proposal: Redevelopment of southern section of site to provide 91 dwellings comprising 42 No. 2, 3 & 4 bed houses and 49 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New access from College Road and other associated works.

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/22/00439 | Redevelopment of southern section of site to provide 91 dwellings comprising 42 No. 2, 3 & 4 bed houses and 49 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New access from College Road and other associated works. | The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA

Thank you for consulting me on this application.

The application is accompanied by an amended Ecological Assessment (Pro-Vision, April 2022). The site comprises a large area of predominantly hardstanding with associated areas of semi-improved grassland/scrub with numerous planted trees. The proposed development area includes a modern building immediately north of the hardstanding. The site is bordered to the south, east and west by strips of broadleaved woodland. The site sits at the southern end of the South Downs College complex, with extensive areas of ancient woodland to the north/north-east. The land to the south of the site comprises extensive open semi-improved grassland.

I would welcome clarification on the validity of current survey data. For example, no Badger surveys, bat activity surveys, Hazel Dormouse surveys, or reptile surveys have been carried out over the last three active seasons (2022-2024). The Local Planning Authority requires further information on why the site has not been subject to updating ecological assessment. The site has previously been shown to support Badgers as well as a regionally-important bat assemblage. The site is adjacent to habitat known to support a population of Hazel Dormice. The presence of such legally-protected species is a material consideration in planning and the LPA needs assurance

that current ecological constraints have been assessed robustly.

My previous consultation response (dated July 2023) raised a number of queries regarding the proposed ecological mitigation, compensation and enhancement.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

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