

Project:	Southleigh Park House, Havant	Subject:	Response to Consultee Comments
Planning Reference:	APP/21/01451	Date:	7 th November 2023
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Introduction

Ecological Survey and Assessment Limited (ECOSA) were appointed by Bargate Homes to produce an Ecological Impact Assessment (EclA) report to support a planning application at Southleigh Park House, Eastleigh Road, Havant PO9 2PE (hereafter referred to as 'the site').

This entails a Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Havant Borough Council Planning Permission Reference APP/1/00863 (B), Outline Application for the demolition of the on site office building and associated brick and glass corridor link and development of up to 70 residential units, parking and infrastructure.

During the consultation comments were provided by Tristan Norton, Principal Ecologist at Havant Borough Council, this document has been produced in response to these comments.

Comments provided, in summary, are as follows:

- Bechstein's bats have been trapped at the site, including a lactating female, the discussion in the report does not mention the implications of this finding and the discussion of impacts in Paragraph 5.5.1 of the EclA report does not mention Bechstein's bat. Further information is required with respect to this species and bat species more generally;
- No lighting strategy has been submitted with the documents, further information is required;
- The Arboricultural consultee has provided comments on the proposed layout, Tristan has requested to view the applicants response to these as this has the potential to impact ecological enhancements through tree and shrub planting; and
- Minimal details are provided on proposed ecological landscaping.

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
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Bechstein's Bat

Bat trapping surveys were conducted on two occasions at the site, during 2016 and 2022. During 2016 two males and two females were captured, during 2022 a single lactating female was captured. Historic surveys undertaken for the Havant Thicket Reservoir project identified a number of maternity roosts within the woodland surrounding Southleigh Park House, with radiotracking surveys undertaken in 2009 identifying the closest roost being 930 metres from the site. Bechstein's bat are known to be sedentary species and generally remain within a one kilometre radius of their roosts. It is considered that the site is within the outer limit of the known Bechstein's bat range in the local area.

Given that bat emergence/re-entry surveys undertaken of trees on site did not record the presence of roosting Bechstein's bat within the site it is considered that those captured during 2016 and 2022 would be roosting within the off-site woodland. In particular, the lactating female recorded during 2022 indicates that the maternity roosts recorded during the 2009 surveys are likely still present. The site is therefore considered to be of importance for the species group for foraging and commuting only.

The development will result in the loss of trees and therefore the loss of foraging and commuting habitat for Bechstein's bat and other bat species known to be present within the site. The landscaping strategy has been designed to compensate for the loss of foraging and commuting habitat. This includes the planting of native hedgerows along the site boundaries to provide linear habitats for foraging and commuting individuals, while the retained wooded areas will be managed to overall enhance the site for bats through the removal of Rhododendron and laurel and replacement native planting. This in turn will provide an enhanced feeding resource for bats through the provision of pollinating plants, to improve the invertebrate diversity within the site. Long-term management of these newly created and retained habitats will ensure the retention of important foraging and commuting resources within the site.

Lighting Strategy

The comments in regards to lighting will be addressed separately, the Hybrid permission (Outline part), Condition 9 states that:

"The dwellings hereby permitted shall not be occupied for that phase until plans and particulars for specifying the provision to be made for external lighting of the same and the type of street lighting, including calculations, contour illumination plans and means to reduce the light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on site other than as thereby approved. The approved details should be adhered to at all times".

Therefore, these details will be provided to discharge the pre-occupation condition.

Arboricultural

This consultation response will be provided separately.

Landscaping

Appendix 2 of the report shows the landscaping strategy for the site with further details of species to be included provided in Paragraph 5.4.4 of the EclA report. Details of ongoing management will be addressed separately. The Hybrid permission (Outline part) supports this approach as Condition 24 states:

“Notwithstanding any landscape strategy submitted, development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.”

Therefore, the details will be provided as a pre-commencement condition.