

Consultee Comments for Planning Application APP/17/01324

Application Summary

Application Number: APP/17/01324

Address: Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Proposal: Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended.(13.12.18).Request to discharge conditions A3, A5, A10, A11, A12 & 13, A14, A17 & 18 and B10 (03.12.20). Request to discharge conditions A11, A12, A13 and B11.(10.02.23). Request to discharge conditions A1, A9 and B4 (23.03.23). Request to discharge condition A14 (plot 5) (17.03.23).

Case Officer: Steve Weaver

Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Steve,

APP/17/01324 | Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended.(13.12.18).Request to discharge conditions A3, A5, A10, A11, A12 & 13, A14, A17 & 18 and B10 (03.12.20). Request to discharge conditions A11, A12, A13 and B11.(10.02.23). Request to discharge conditions A1, A9 and B4 (23.03.23). Request to discharge condition A14 (plot 5) (17.03.23). | Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE 23.0493

Thank you for consulting me on this application for the discharge of conditions. In terms of ecological matters, I have reviewed the submissions for conditions A1 (Landscape Management Plan), A9 (Hermitage Stream buffer), A11 (CEMP) and B11 (Lighting).

The Landscape Management Plan (Terra Firma, August 2020) details specific actions, roles and responsibilities for all landscape and ecological measures across the wider Dunsbury Park site, in accordance with Condition A1. This is acceptable, and I will assume that this document will be updated/amended as required as further submissions come forward.

The Park Lane Stream Buffer report (Terra Firma, August 2020) is submitted in accordance with Condition A9, relating to development plots east of the Park Lane bridleway. The buffer extends to c.2 hectares and contains a mix of open grassland and scrub adjacent to the stream corridor and surrounding woodland: it is an invaluable parcel of semi-natural habitat. The proposed management of the buffer allows for the control of scrub encroachment to promote species-rich grassland. Management will entail cutting in late summer/early autumn with arisings placed in a single pile. Scrub encroachment will be managed through rotational cutting and removal during winter months, undertaken with specialist ecological supervision to ensure that impacts to species are avoided. A limited extent of new scrub planting will occur along the western boundary of the parcel in order to provide screening between the buffer and the adjacent development plot.

For the stream corridor itself, recommendations for selective tree thinning and for the enhancement of the channel using timber deflectors are made. It is acknowledged that further work is needed to ensure that in-channel enhancements are deliverable. I will be happy to review any firm proposals for stream restoration as they come forward.

The CEMP (Glencar, March 2022) includes specific recommendations taken from the most recent ecological assessments and is acceptable.

The External Lighting Report (CPW, April 2022) details the amended light spillage contours, showing that lux levels will not exceed 0.5 along the vast majority of the eastern boundary of Plot 5. This is acceptable.

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

Kind regards,

Tristan

Tristan Norton

Senior Ecologist
Ecology Team
Specialist Environment Services
Universal Services Directorate
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