

Consultee Comments for Planning Application APP/22/00669

Application Summary

Application Number: APP/22/00669

Address: Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant

Proposal: Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.

Case Officer: Lesley Wells

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 Lesley,

APP/22/00669 | Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site. | Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant

Thank you for consulting me on this application.

The application is accompanied by an amended Biodiversity Enhancement & Management Strategy v2, a Bat Activity Surveys report, and a Reptile Survey and Mitigation Strategy report (all EcoSupport, December 2023).

The BEMS includes some further details of proposed grassland management. This is essentially the same information as provided previously, the only material difference being the submission of a revised site layout. Again, I am conscious that no detailed layout or landscaping has yet been provided, and therefore any habitat management measures will need to respond to any further detailed design layout. Whilst the lack of detailed landscaping proposals is problematical, I am satisfied that full details location, management methods and timing, responsibilities, funding, monitoring can be secured through condition, enabling the LPA to scrutinise any proposals prior to commencement. Detailed design must be informed by the ecological constraints and any proposed biodiversity-led measures must be compatible with other demands on open greenspace.

Again, and if you are minded to grant permission, can I suggest that all ecological avoidance, mitigation, compensation and enhancement measures are included within a single, comprehensive Ecological Mitigation, Compensation and Enhancement Strategy. I would also request that a detailed lighting strategy is provided in order to ensure that impacts to bats and other nocturnal species are avoided.

Prior to the commencement of any development activities, an Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline ecological measures detailed within the Biodiversity Enhancement & Management Strategy v2, Bat Activity Surveys report, and Reptile Survey and Mitigation Strategy report (all EcoSupport, December 2023) and shall include (but not necessarily be restricted to): full details of all ecological avoidance and mitigation measures, to include timings, methods and responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities. Reason: to protect and enhance biodiversity 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.

Prior to the commencement of any development activities, a Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Strategy shall be in accordance with the stated impact avoidance measures detailed within Section 5.1 of the Bat Activity Surveys report (EcoSupport, December 2023) Reason: to protect and enhance biodiversity 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

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

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