

Subject: APP/22/01207 Land Rear of 70-76 West Street, Havant, PO9 1LN

Dear David,

APP/22/01207 | Application for Approval of Reserved Matters (Landscaping and Layout) pursuant to Outline Planning Permission ref. APP/19/00542 for backland development of 4 No. One bedroom cottages. Partial Discharge of Conditions 7 (Construction Management Plan) and 8 (Contamination), Discharge of conditions 16 (Ecological Enhancements), Condition 18 (Traffic Control), Condition 19 (Means of Enclosure) and Condition 22 (Mitigation). | Land Rear of 70-76 West Street, Havant, PO9 1LN

Thank you for consulting me on this application.

I had previously requested clarification on the 'enhanced' plantings within the site due to a lack of detail within the submitted Ecological Enhancements Plan (CAD, December 2022, and later revised August 2023). The submitted Reserved Matters Supporting Statement (CAD, December 2022) contains some details of the proposed new/additional hedgerow plantings as well as the proposed use of a 'wildflower' grassland seed mix. These details are acceptable. The Supporting Statement also includes details of other ecological enhancements such as green roofs and bat/bird boxes. These are welcome, and I would agree with the proposed number and location of these features: each bike store to have a green roof and a single bird box, each dwelling to have a single Common Swift box/brick, and each dwelling to have at least a single bat brick. .

If you are minded to grant permission, can I suggest that all ecological measures are secured by condition.

Development shall proceed in accordance with the ecological enhancement measures as detailed in section 2 of the Reserved Matters Supporting Statement (CAD, December 2022) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological 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