

Consultee Comments for Planning Application APP/23/00193

Application Summary

Application Number: APP/23/00193

Address: Land rear of and 15A-15c South Street, Havant

Proposal: Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant.

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/23/00193 | Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant. | Land rear of and 15A-15c South Street, Havant

Thank you for consulting me on this application.

This application is accompanied by a Bat Emergence and Re-entry Surveys report (Arbtech, July 2023). A series of bat surveys were carried out in June and July 2023, covering all buildings within the site. Two Common Pipistrelle bats were observed roosting within two buildings adjacent to the proposed developed area, within Buildings B5 and B6. Bat activity within the site was generally low, although bats were observed regularly flying within the site, perhaps indicating that it is either a favoured foraging area or that other roosts are present nearby. These two buildings will not be directly impacted by the proposed development and therefore it is not anticipated that bat roosts will be affected. The buildings within the application site Buildings B1, 2, 3 and 4 exhibits potential bat roosting features, although no evidence of roosting was noted using appropriate survey methods. For these buildings (which will be subject to either demolition or refurbishment) a precautionary method of working is recommended, entailing the supervised removal (by a suitably licensed bat ecologist) of potential roosting habitat.

In summary, the site has been subject to an appropriate level of survey effort using recognised methods. The surveys have identified two small bat roosts in adjacent buildings but no roosts

within the site itself. Given the presence of roosting bats nearby, the levels of bat activity at the site, and the presence of various potential roosting features there is a reasonable likelihood of individual bats being encountered anywhere on site. On that basis the recommended precautionary working methods are sensible.

The ecology report recommends that the developed site incorporates a number of bat roosting boxes, although does not specify a number or type. I would recommend that a minimum of two such features ideally integral bat bricks rather than external boxes on each new/redeveloped building. In addition, artificial lighting has the potential to impact bats at this site and therefore a sensitive lighting strategy will be required.

In addition to bats, the site has been shown to support nesting birds. The nests are described as belonging to feral pigeons and therefore not a strictly protected species: works will nevertheless need to ensure that active bird nests are not disturbed. I would also recommend that nesting boxes for bird species such as Common Swift and Starling are included within the developed site.

In summary, I am content that sufficient ecological survey effort has been carried out and that the status of bats is understood. The recommendations within the ecology report are sensible but need to be incorporated into other planning documents. For example, the number, type and location of bat roosting features, and bird nest boxes, needs to be shown on a proposed site plan/elevations. In addition, further detail on site lighting is required in order that the sensible recommendations within the ecology report are taken forward and implemented. I would like to see these details - or at the least a commitment to include the ecologists recommendations - in advance of determination please.

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