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Sent: 18 May 2021 18:14

To: Eaves, David <David.Eaves@havant.gov.uk>

Cc: Havant Planning and Development Mailbox New
<planning.developmentnew@havant.gov.uk>

Subject: APP/20/00658 Proposed Development site (former Electricity Board site), Bartons Road, Havant. 20.1442

Dear David,

APP/20/00658 | Mixed-use development comprising 175 apartments and two drive-through restaurants, together with associated access, parking and landscaping. | Proposed Development site (former Electricity Board site), Bartons Road, Havant 20.1442

Thank you for consulting me on this application. Thank you for your patience.

The application is accompanied by an amended Preliminary Ecological Appraisal (Pro-Vision, October 2020). The site has previously been cleared of all buildings and vegetation and is therefore of very limited ecological value.

The amended ecology report includes recommendations for ecological enhancements. Whilst these are welcome, none of the recommendations (bar some native species hedging) are reflected in either the Landscaping or Planting plans. In summary, the recommendations are insufficient for the purposes of the planning submission. The LPA requires explicit measures (e.g. areas of locally-sourced meadow grassland, number and location of bat and bird boxes) which can then be secured through condition. At the present time, none of the ecological enhancements can be secured and therefore there is no certainty of delivery. The LPA requires details of establishment and ongoing management of ecological habitats.

Given the sizeable structures to be built on this site I would expect an equally sizeable number of ecological enhancements, especially swift bricks and bat bricks: these are inexpensive and are proven to be effective, and there is an obvious opportunity to embed meaningful ecological gain into this development in accordance with NPPF and local planning policy.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

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

Kind regards,

Tristan

Tristan Norton

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