

Consultee Comments for Planning Application APP/20/00658

Application Summary

Application Number: APP/20/00658

Address: Proposed Development site (former Electricity Board site), Bartons Road, Havant

Proposal: Mixed-use development comprising 191 apartments and two drive-through restaurants, together with associated access, parking and landscaping

Case Officer: David Eaves

Consultee Details

Name: Mr Tristan Norton

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

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On Behalf Of: County Ecologist

Comments

Dear David,

APP/20/00658 | Mixed-use development comprising 191 apartments and two drive-through restaurants, together with associated access, parking and landscaping | Proposed Development site (former Electricity Board site), Bartons Road, Havant. 20.1153

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (Pro-Vision, February 2020). The site has previously been cleared of all buildings and vegetation and is therefore of very limited ecological value. The report, dated February 2020, is not informed by the most recent submitted proposals. Tree T005 is shown as being removed no assessment has been made of this tree by the ecologist. The ecological appraisal must be informed by the most current site proposals.

The submitted site layout and landscaping plan show no areas of ecological enhancement or biodiversity net gain. Given the extent of this site, and the sizeable areas of greenspace, I would expect there to be opportunities to provide biodiverse habitats such as wildflower grasslands, native hedges and scrub and perhaps waterbodies. Similarly, the new buildings should be incorporating ecological enhancement features such as bat and bird boxes. The current proposals are not sufficient in respect to biodiversity net gain. NPPF, Policy CS11 of the existing Core Strategy and Policy E14 of the emerging Local Plan 2036 require that new developments work to achieve net gain.

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 dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

Senior Ecologist
Ecology Team
Specialist Environment Services
Economy, Transport and Environment Department
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