

APP/19/00703 | Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access. | Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA 19.1567

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

The application is accompanied by a Phase 1 Habitat and Species Survey and a Bat Emergence Survey Report (The Ecology Co-op, June 2019) which together provide a useful assessment of the application site. The majority of the site comprises modern buildings with associated hard surfacing. Vegetation comprises areas of amenity-type grassland, planted ornamental shrubs and herbaceous species as well as woodland at the eastern and western edges. A stream corridor runs along the site's eastern boundary and a small ornamental pond is present.

The site overall is generally considered to be of limited ecological value and I would agree with this assessment. Further bat surveys of one structure, Building 1000, recorded no evidence of roosting bats and no further bat survey works are considered necessary.

An area of grassland to the south of the gymnasium is suspected of being of botanical interest, with orchid species occurring: the presence of orchid species indicates that the grassland is likely to be of greater interest. Further investigation of this area of grassland has been recommended. Again, any updating information that may require the assessment to be amended should be provided prior to determination.

Following submission of this additional information, we would expect that firmer details of all mitigation, compensation and enhancement measures be submitted. These should be sufficiently detailed (i.e. not recommendations but firm proposals that can be delivered) so that the LPA is able to secure their delivery by condition.

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

**Senior Ecologist
Ecology Team**

Specialist Environment Services
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335
E-mail: tristan.norton@hants.gov.uk; www.hants.gov.uk/biodiversity



Hampshire Services offers a range of professional consultancy services to partner organisations.

Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

www.hants.gov.uk/sharedexpertise



Please consider the environment before printing this email.

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.