

**APP/18/01226 | Construction of an 81bed, four-storey hotel (Class C1), associated car-parking, landscaping and ancillary works. | Land off Larchwood Avenue (Former Stantons Yard), Larchwood Avenue, Havant 19.1339**

It is accepted that the proposed development layout as submitted does not allow for a meaningful ecological buffer at the boundaries. The comments by my colleague Maral Miri are a reflection of the further reduction of woodland/scrub cover in this general area and it is unfortunate that the buffering of valuable woodland and scrub was not taken into account at the earliest design layout stage: I am sure it would be possible to achieve the desired quantum of accommodation without having to impact on semi-natural habitats which link various areas of ancient woodland in the wider landscape. It is imperative that development layouts adhere to the principles of protecting the natural environment within NPPF, such as '*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks*'. The unmitigated loss of scrub/woodland habitat is not in accordance with this principle and therefore comments in relation to buffering are not unfounded.

Otherwise, I would echo my colleague's comments in relation to securing additional ecological details through the recommended conditions.

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

Kind regards,

Tristan

**Tristan Norton**

**Senior Ecologist  
Ecology Team**