

Subject: APP/18/01226 | Land off Larchwood Avenue (Former Stantons Yard), Larchwood Avenue, Havant

Dear David,

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

Thank you for re-consulting me on this planning application. Concerns were previously raised in relation to the robustness of the dormouse surveys and lack of measures to protect the surrounding woodland. Further justification has been submitted by Delta Simons, along with an amended ecology report.

Further information submitted clarifies the areas covered by the dormouse surveys, when the tubes were installed, along with precautionary measures such as fingertip search of the vegetation to be cleared and careful timing of clearance during the dormouse active season. Therefore, I raise no additional concerns.

My concern in relation to the surrounding woodland being a priority habitat and lack of a landscaped buffer along the boundaries to protect this habitat against indirect impacts have not been satisfactorily addressed. The response from the applicant's ecologist states that '*Given the size of the site, a landscape buffer would not be practical to allow development to proceed.*'. This is not acceptable. Please note that my concerns are not related to the protection of individual trees and their root zone, which I am sure will take place by adhering to the recommendations within the submitted arboricultural report. The woodland in this area has been under pressure due to the past and recent developments. Furthermore, this area of woodland is connected to a parcel of Ancient Woodland (Littlepark Wood) which is also designated as a SINC approximately 200m to the south. Therefore, any development in the area should ensure that the wooded areas are adequately protected against deterioration. In the absence of any soft landscaping details along the boundaries, my concerns in relation to the woodland remains unchanged. However, if you are satisfied that the proposals adequately protect the surrounding wooded areas and if you were minded to grant permission, I would suggest that the following conditions are added to the decision notice:

- Development shall proceed in accordance with the measures set out in Section 6.0 of the amended Preliminary Ecological Appraisal and Dormouse Survey by Deltasimons (February 2019). **Reason:** to ensure the protection of wildlife in line with the Wildlife and Countryside Act 1981 (as amended).
- Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details. **Reason:** to enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

- Prior to commencement, a scheme of lighting (during the operational life of the development), designed to minimise impacts on bats and dormice, shall be submitted to and approved in writing by the LPA. Thereafter the approved scheme shall be implemented. **Reason:** in order to minimise impacts of lighting on the ecological interest of the site.

Please do not hesitate to contact me if you require any further information.

Kind regards,

Maral

Maral Miri (MSc, CEnv, MCIEEM)

**Senior Ecologist
Ecology Team**