

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 23 May 2019 11:04
To: Haywood, Daphney
Cc: Havant Planning and Development Mailbox New
Subject: APP/19/00427 | Development of 50 new dwellings together with access, landscaping and open space. | Land at Lower Road, Havant 19.0923

Dear Daphney,

APP/19/00427 | Development of 50 new dwellings together with access, landscaping and open space. | Land at Lower Road, Havant 19.0923

Thank you for consulting me on this application.

The application is accompanied by an Ecological Assessment (Aluco, April 2019) which provides a sound appraisal of the site's ecological features. The site comprises an arable field with narrow margins and bordered by mature vegetation such as tree lines and dense scrub. Overall, the site is a fairly typical area of south Hampshire farmland and is of generally limited ecological value.

The site has been shown to support foraging/commuting bat species (primarily around the vegetated margins), a range of widespread bird species, and a small population of common reptile species.

Overall, the proposed landscaping scheme provides a useful area of open greenspace within the south of the site. This will include areas of sown species-rich grassland, native hedgerow, trees and scrub and wetland features and should provide a valuable range of habitats. Mitigation measures are provided for the identified ecological receptors, entailing timing vegetation removal to avoid nesting bird impacts and the use of habitat modification to encourage the translocation of reptiles from the northern boundary.

I am content with the proposed mitigation, compensation and enhancement measures are, if you are minded to grant permission, can I suggest that these are secured through a suitably-worded planning condition requiring the provision of a single, site-wide ecological mitigation strategy. This strategy should be in full accordance with any landscaping, drainage and lighting strategies.

Prior to the commencement of development activities, a site-wide ecological mitigation strategy shall be submitted for approval to the Local Planning Authority. This strategy shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (Aluco, April 2019) and shall be in accordance with any submitted landscape, drainage and lighting strategies. All ecological mitigation, compensation and enhancement measures shall be implemented in accordance with the agreed details and maintained in perpetuity in a condition suited to their intended function, unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

In addition, I would suggest that a Construction Environment Management Plan (CEMP) is secured through condition, in order that potential ecological impacts are subject to assessment and avoidance/mitigation measures detailed.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority. The CEMP shall be

informed by the identified ecological receptors detailed within the Ecological Assessment (Aluco, April 2019). Development shall be implemented in accordance with the agreed CEMP unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011

The site forms part of the larger Solent Waders & Brent Goose Strategy (SWBGS) Site H05a, which is listed as a Secondary Support Area. As the proposed development will result in the loss of Special Protection Area (SPA) supporting habitat, a suitable mitigation package will need to be agreed. Whilst noting that the site has not been used regularly by SPA birds in recent years (due to the unfavourable nature of the site), the site nevertheless provides potential for SPA birds and, if in suitable condition, would most likely be attractive and contribute towards the overall SWBGS network. I note that the applicant has been in discussion with Natural England and the ecology report refers to the recently-published Mitigation Guidelines produced to accompany the SWBGS. For impacts to Secondary Support Areas, a costed mitigation and monitoring package is required which provides for either a like-for-like replacement area within the same locality or a mix of on-site recreational greenspace and a proportionate financial contribution towards the protection of the wider SWBGS network. Further detail is required in relation to mitigation proposals for SPA supporting habitat impacts. Although it is for the LPA, as competent authority, to undertake a Habitats Regulations Assessment, it is for the applicant to provide sufficient detail on mitigation measures which will enable the HRA to be carried out.

The site also falls within 5.6km of the Solent SPAs and will therefore contribute towards a cumulative impact from recreational disturbance. In line with the Solent Recreation Mitigation Strategy, financial contributions will be required on a per-dwelling basis.

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

Kind regards,

Tristan

Tristan Norton

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