

## Houghton, Michelle

---

**From:** Norton, Tristan <Tristan.Norton@hants.gov.uk>  
**Sent:** 29 August 2018 13:09  
**To:** Haywood, Daphney  
**Cc:** Havant Planning and Development Mailbox New  
**Subject:** APP/18/00672 Land off Westwood Close, Emsworth 18.1493

Dear Daphney,

**APP/18/00672 | Erection of 46no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071. | Land off Westwood Close, Emsworth 18.1493**

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

The application is accompanied by a suite of ecological survey reports: an Ecological Appraisal, Dormouse report, Reptile report and Bat report (all WYG, June 2018). The bulk of the site comprises improved/semi-improved cattle-grazed pasture (the site was surveyed by HBIC botanists in 2011 and described as improved grassland), with associated species-poor hedgerows, tall herbaceous vegetation and occasional mature trees. A small concrete structure is present. A tributary of the river Ems lies to the east of the site. Overall, the site is not botanically rich.

Surveys for protected species have recorded no evidence of hazel dormouse, otter, water vole or common reptile species. Bat activity surveys carried out between July and October 2017 recorded a total of four species. Bat activity was dominated by common and soprano pipistrelle and concentrated mostly at boundary locations.

Overall, I am content that the site is of limited ecological value in terms of high-quality botanical communities and the presence of rare or legally-protected species. This is not to say that the site does not form an important part of the local semi-natural greenspace and is not important for widespread species.

Some broad outline recommendations are provided for ecological mitigation, compensation and enhancement, and I have reviewed the submitted soft landscaping proposals. Whilst there will be a net loss of grassland habitat, the establishment of a species-rich meadow grassland mix within the east of the site will provide a useful ecological enhancement and buffer the Ems from the developed area. The use of new native species hedging and trees will also be of benefit.

The recommended enhancement measures for protected species are sensible – I would expect the new dwellings to incorporate a series of enhancement features such as bird and bat boxes.

Therefore, if you are minded to grant permission, can I suggest that a single, site-wide ecological mitigation strategy is secured through condition. This should include: measures to avoid impacts to the River Ems tributary (e.g. through lighting, pollution or human disturbance); a sensitive lighting strategy which is informed by recorded bat activity; measures for ecological enhancement within the developed area e.g. bat and bird boxes.

*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 Appraisal, Dormouse Report, Bat Activity Report and Reptile Presence/Likely Absence Survey (all WYG, June 2018). Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, 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.*

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](mailto:tristan.norton@hants.gov.uk); [www.hants.gov.uk/biodiversity](http://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](http://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.

\*\*\* This email, and any attachments, is strictly confidential and may be legally privileged. It is intended only for the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other use of this communication is strictly prohibited. If you have received this message in error, please contact the sender. If you have a Freedom of Information Request please redirect to the following address [foi@hants.gov.uk](mailto:foi@hants.gov.uk). Any statutory timeframe will not commence until the request is received at this address.[disclaimer id: HCCStdDisclaimerExt] \*\*\*