

APP/18/00380 | Outline application for the construction of 3No. two storey detached dwellings, following demolition of existing buildings. | Southmere Farm, The Mallards, Havant 18.1364

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 Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey (Arbtech, May 2018), a Water Vole Survey (Arbtech, June 2018) and a Bat Survey - Emergence and Re-Entry (Arbtech, June 2018).

The site comprises a collection of dilapidated farm buildings within a typical yard containing areas of bare ground, rough grassland and low scrub. The site is adjacent to a wooded stream corridor. Based on the results of an initial site survey, further surveys were carried out to assess the presence of roosting bats. Three surveys undertaken in the peak bat survey season recorded no bats roosting within the farm buildings and it is concluded that roosting bats are not currently present. A survey of the stream corridor adjacent to the application site recorded no evidence of current water vole activity – the stream remains highly suitable and this species is known to occur further north in Langstone. The farm buildings support several barn swallow nests and a barn owl roosting site is present within one building.

The proposal would entail a net increase in residential dwellings within proximity to Chichester & Langstone Harbours SPA/Ramsar and therefore would be required to contribute towards the SRMP.

Overall, the site has been subject to a suitable level of ecological survey and I am confident that the potential constraints are understood to a good degree. If you are minded to grant permission can I suggest that a site-wide ecological mitigation and enhancement strategy is secured by condition.

Prior to the commencement of development works an Ecological Mitigation and Enhancement Strategy shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to protected species; details of measures to protect and enhance protected habitats; details of ecological enhancement measures. All ecological mitigation and enhancement features shall be permanently retained and maintained in a condition suited to their intended function. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF 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