

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 15 May 2018 08:50
To: Eaves, David
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/00244 Colt International Ltd, New Lane, Havant, PO9 2LY 18.0791

Dear David,

APP/18/00244 | Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage). | Colt International Ltd, New Lane, Havant, PO9 2LY 18.0791

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 (WYG, February 2017). I note that a Bat Dusk Emergence/ Dawn Return Surveys report (WYG, June 2017) which was submitted with the previous iteration is not included (although I have taken account of its findings in my response). The site is unremarkable, comprising large modern commercial structures surrounded by extensive hardstanding, amenity grassland, scrub and planted trees. A small linear waterbody is present in the south and west of the site.

Bat surveys of one of the buildings recorded no emergences or re-entries and therefore it is concluded that roosting bats are not present within the site. Two larger trees on site are considered to offer low potential for supporting tree-roosting bats. No further survey works are considered necessary and, if being removed, these trees will be subject to soft-felling methods.

Several holes within a grass embankment were shown in 2017 to be occupied by foxes rather than badgers. More recent assessment work (by another ecological consultancy, although not submitted with this application) has apparently suggested that badgers may indeed be present and that monitoring should take place. I am not sure if this monitoring has taken place yet – perhaps clarification can be provided and any recent reports submitted?

The recent issues in relation to nesting gulls on some buildings have highlighted the need for vigilance in respect to ecological features. Provision for nesting gulls should be explored.

Provided that any missing ecological information can be provided, I would have no significant concerns in relation to the site and, if you are minded to grant permission, can I suggest that ecological mitigation and enhancement measures are secured by condition. Given the scale of this proposal I would suggest that there is ample opportunity to include a wide range of inexpensive enhancement features such as bird and bat boxes, including nest boxes for common swift. The proposals for the watercourse in the west of the site are an excellent opportunity for embedding ecological gain. Any proposed landscaping strategy should aim to incorporate suitable native-led themes.

Prior to the commencement of development activities, a single site-wide ecological mitigation and enhancement strategy shall be submitted in writing to and agreed by the Local Planning Authority. It shall include (but not necessarily be restricted to): details of all measures (methods, location,

timings) to protect ecological features and measures (methods, location, number, type and ongoing maintenance) to compensate and enhance the site post-development. All ecological mitigation and enhancement features shall be permanently retained and maintained. 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
Ecology Team**

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