

Houghton, Michelle

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 20 March 2018 14:30
To: Eaves, David
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/00234 Wellington Way, Waterlooville 18.0490

Dear David,

APP/18/00234 | Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264No. 1 bed/studio build to rent apartments and associated amenity facilities, a D2 gym and A3 cafe, together with associated parking and landscaping | Wellington Way, Waterlooville 18.0490

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (The Ecology Consultancy, January 2018). This is a fairly uninspiring site of very limited ecological value, containing essentially no vegetation and a series of flat-roofed buildings. The only potential ecological issues could be roosting bats and nesting birds. It is considered that the buildings do not offer suitable opportunities for roosting bats and the potential for nesting birds to occur is minimal.

If you are minded to grant permission, I would recommend that a scheme of ecological enhancement measures is secured by condition. This is an excellent opportunity to provide meaningful enhancement measures such as nest boxes for e.g. common swift and bat boxes. The use of green/brown roofs should also be considered.

Prior to the commencement of development works an Ecological Mitigation 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 ecological enhancement measures. All enhancement features shall be permanently retained and maintained. Reason: to protect biodiversity in accordance with the 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
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Hampshire
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