

APP/18/00287 | Phased development comprising the erection of 3No. warehouses (Class B2/B8) (two warehouse buildings to be erected in phase 1 and one warehouse building to be erected in phase 2) and associated parking and access from Hermitage Park. | Former Council Depot Site, Harts Farm Way, Havant PO9 1FA 18.0624

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

The application is accompanied by Ecological Assessments for Phase 1 and Phase 2 (Alex Clayton, March 2018) which provides a useful assessment of the application sites. Vegetation across the whole area comprises a mix of short and taller ruderal species amongst much bare ground. I am happy that overall ecological impacts are likely to be limited and that there is scope for some useful ecological mitigation/enhancement. I would however suggest that there is certainly potential for common reptiles to occur: much of the grassland/scrub (plus soil piles) in the submitted photos looks perfectly suitable and there are numerous records of reptiles to the north of the site. Although partly disturbed, and adjacent to recently-developed plots, the habitats may support remnant populations of e.g. slow-worm. The ecology reports do contain some generic measures for ecological mitigation but nothing with any firm detail. I would expect some more detailed measures in relation to reptiles – not survey or translocation but at least some careful supervision during soil stripping would be prudent.

The absence of any detailed soft landscaping proposals means that I am unable to comment on the suitability of any proposed plantings: there is for example an opportunity to include some more interesting plantings which would be in accordance with the recommendations for '*small areas of species-rich grassland, and native trees and shrubs*' within the ecology reports.

If you are minded to grant permission, can I suggest that a site-wide ecological mitigation strategy is secured through condition. This should be complementary to any submitted soft landscaping proposals.

Prior to the commencement of development activities, an 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 Assessments for Phase 1 and Phase 2 (Alex Clayton, March 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**