

**SOUTHERN OFFICE**

(Registered Office)

Phlorum Limited
Phlorum House
Unit 12, Hunns Mere Way
Woodingdean
Brighton
East Sussex BN2 6AH

T 01273 307167**E** info@phlorum.com**W** www.phlorum.com

22 March 2024

By Email Only (mark.evans@prc-group.com)

Mark Evans
PRC Group
12 Warren Yard
Warren Park
Milton Keynes, MK12 5NW

Our ref: RS/12747 EMCES/BC

Dear Mark:

Langstone Park, Havant: Ecological Mitigation, Compensation and Enhancement Strategy – Phase 2

We understand that an Ecological Mitigation, Compensation and Enhancement Strategy (EMCES) is required relating to Phase 2 of this project which is the construction of three new buildings with associated parking, landscaping, and a link road. The conservation objectives for this phase of development are to avoid any negative impacts to protected species within the works area, and to enhance the biodiversity of the site wherever possible, with regards to the site potential and constraints and the nature of the proposed development.

Planning

Planning permission has been granted, subject to various conditions, which include the following ecological conditions (Ref: APP/22/00172):

-  Condition 9: percussive piling or works with heavy machinery shall be avoided during the bird overwintering period;
-  Condition 12: a detailed Ecological Mitigation, Compensation and Enhancement Strategy is required prior to the commencement of any phase of development;
-  Condition 24: a Construction Environmental Management Plan (CEMP) is required;
-  Condition 33: Prior to the commencement of each phase of the development details of the Ecological Mitigation, Compensation and Enhancement Strategy requirements secured under Condition 12 and how they relate to the relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority for that phase.

NORTHERN OFFICE Regus, Adamson House, Towers Business Park, Wilmslow Road, Didsbury, Manchester M20 2YY **T** 0161 955 4250**WESTERN OFFICE** One Caspian Point, Pierhead Street, Cardiff Bay, Cardiff, CF10 4DQ **T** 02920 920820

Registered in England and Wales. Reg No. 4967256





This letter report is focused on elements from Condition 12: Ecological Mitigation, Compensation and Enhancement Strategy, as required under Condition 33 for Phase 2 in relation to the Masterplan.

Condition 12 states the following:

"Prior to the commencement of development in any phase, a detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline measures detailed within the Preliminary Ecological Appraisal (Phlorum, February 2022) and Biodiversity Net Gain Assessment (Phlorum, February 2022) unless otherwise agreed in writing by the local planning authority.

The Strategy shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; details of the ongoing management of all compensatory/enhancement habitat; location, type and number of all bat/bird boxes and other ecological enhancements; details of lighting.

All ecological compensation/enhancement measures shall be installed/implemented in accordance with ecologist's instructions and retained in a location and condition suited to their intended function."

Previous Reports

This document has been developed with reference to the findings contained within the previous Preliminary Ecological Appraisal (2022) and Biodiversity Net Gain Assessment (2022) compiled by Phlorum for Langstone Park (Masterplan), and the Construction Environmental Management Plan (CEMP) compiled by Phlorum in 2024 which specifically relates to phase 2 of the masterplan development (the construction of three new buildings with associated parking, landscaping, and a link road).

Legislation

Contractors will be required to comply with all relevant environmental legislation and Best Practice guidance during their work. Protected species, including, species of reptiles and amphibians, all UK bats, the hazel dormouse dormice, otter, water voles and nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Some rare bird species also receive protection under Schedule 1 of the Act. European protected species also receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Badgers are afforded protection under the Protection of Badgers Act 1992.



Proposed Development

This report relates only to Phase 2 of the masterplan development which is the construction of three new buildings with associated parking, landscaping, and a link road. The National Grid Reference for the centre of the Phase 2 development area is SU 71330 05552. The survey area (for Phase 2) extends over approximately 1.7 hectares (ha). Langstone Park as a whole extends over 16 ha. Langstone Park lies directly below the A27 and Havant Bypass and is situated within the village of Langstone. Langstone is a part of the Borough of Havant, Portsmouth. 700m to the south is Southmoor Lake which feeds directly to the English Channel.

The masterplan site comprises of buildings, hardstanding, amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch. However, during the PEA survey (2022) the Phase 2 development area comprised hardstanding, amenity grassland, and individual trees. Attached to this report is the Phase 2 Site Plan which shows that in Phase 2 three new buildings will be constructed, along with associated parking, landscaping, and a new link road.

Protected Species

During the PEA (2022), it was found that the Langstone Park masterplan area offered low potential for roosting bats, moderate potential for breeding birds, low potential for foraging badgers, low potential for hazel dormice, low potential for reptiles, moderate potential for breeding, commuting and foraging water voles, moderate potential for breeding and commuting otters, high potential for stag beetles, and high potential for hedgehogs.

However, around the Phase 2 development area, potential populations of badgers, dormice, water voles, otters, stag beetles, reptiles, and hedgehogs will not be affected by the works. Furthermore, at the time of the PEA, the Phase 2 area did not offer potential for roosting bats. As a result, currently the main protected species that could be impacted by the works in Phase 2 of the development are nesting birds.

Protected Species Mitigation Measures

Construction Works:

The work will involve the construction of three new buildings as well as associated parking, landscaping, and a new link road. An ecological watching brief is not required for this process, but all construction staff on site are to be made aware of the potential protected species on site. If any protected species are found onsite during the construction phase all works will cease, and a suitably qualified ecologist should be contacted immediately.



Ecological Receptor Location:

An ecological receptor location will be maintained on the wider site, away from the works area at all times, in case any protected species are discovered during the works. This receptor location will be outside the footprint of the works area but within the site boundary. The receptor location will be an area which will not be disturbed by the future works on site. The area of scattered trees and broad-leaved woodland to the east of the Phase 2 development area is being retained so has been identified as a suitable ecological receptor location.

Vegetation Clearance:

The works will include the vegetation clearance of grassland, trees and shrubs. It is recommended that the vegetation clearance works occurs outside the breeding season for birds. The breeding season for birds is March to September. If the works cannot be undertaken outside of the breeding bird season, a suitably qualified ecologist will be required to supervise the works to ensure that no protected species are harmed or damaged during the works.

Piling and Heavy Machinery

In accordance with Condition 9, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be avoided during the bird overwintering period (i.e. bird overwintering period is October to February inclusive) unless otherwise agreed in writing by the Local Planning Authority in consultation with Natural England. The sensitive receptor is the nearest point of the Special Protection Area (SPA) or any SPA supporting habitat (e.g. high tide roosting site).

Excavation of Trenches

Ensure that excavations are covered at night or a ramp installed to allow wildlife to escape such as badgers, otters or other small mammals (see badger section below).

Tree Protection:

Some trees within the Phase 2 development area will be removed. The trees around the proposed footpath, and all trees within the receptor site (the woodland area to the east of the Phase 2 site) will be retained. The footpath works in Phase 2 will encroach into the root protection areas of some of these retained trees and there will be a "no dig" zone in this area. The plans for this are being produced and will be approved by the arboricultural consultant prior to commencement. Tree protection fencing will be required in this area and the below precautions should be implemented.

The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise a combination of tree protection fencing and temporary ground protection.

Tree protection fencing shall be installed around retained trees, in accordance with the details to be approved under Condition 10. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix C within the CEMP, 2024). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

Signs shall be affixed to the fencing as shown in Appendix D within the CEMP (2024) to explain its purpose.

The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

Light:

It is understood that Condition 36 requires details of proposed lighting for each phase of development. It is proposed that there will be no lighting for the works in Phase 2 of the development and all work will be carried out during daylight hours. However, there is already existing lighting present in the wider area of Langstone Park, including security lighting. In the event that lighting is used for security reasons at night, then it must be reduced as much as possible to ensure no, or limited, impact on wildlife, such as bats. This will involve ensuring that:

- No lights are directed at any boundary features such as trees;
- Shields/hood are used on lights to reduce light spill and glare; and
- Lights are turned off when not needed, and so timers and/or sensors are used to controls the lights where possible.

During the operational phase of the development, there will be no light spill to the majority of receptor site (the woodland area to the east of the Phase 2 development area). Light spill to the northwestern boundary of the receptor site will be minimised from lights along the footpath due to lighting controls such as cowlings, hoods, LED light, lack of UV elements, as well as by the vegetation. The lux levels drop rapidly to lower than 1 within a few metres of the receptor site boundary, as shown in the attached External Lighting Layout (Watkins Payne, 2024).



Nesting Birds:

The vegetation clearance will take place outside the main bird nesting season which runs from March to September inclusive, with clearance works possible between October and February. Where this is not possible, the ecologist will check the trees for active nests and signs of bird breeding activity. If any nests are found then a buffer area will be created around the nest, and left until the birds have fledged. The buffer area should be fenced off and appropriate warning signs attached so staff know why it is fenced off.

Invasive Plant Species

The contractors will not knowingly introduce or cause to grow in the wild, species specified in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

No non-native invasive plant species as listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were identified within the Phase 2 development area, however cotoneaster was found within the woodland adjacent to the Phase 2 area to the east.

The contractors will have to ensure that all staff are informed of these areas and the appropriate controls kept in place. All work in an invasive plant area should be supervised by a suitable qualified invasive plant specialist.

The aim of the invasive plant control plan for the site is to treat the plants on site, where possible. This may require controlled excavation and relocation of areas, plus on-going herbicide treatment.

Further Long-term Ecological Mitigation, Compensation and Enhancement Plans

This report does not constitute a full Ecological Mitigation, Compensation and Enhancement Strategy for the site as a whole and only relates to Phase 2. Phase 2 of the masterplan development involves the construction of three new buildings with associated parking, landscaping, and a link road.

A total of 26 trees are proposed to be planted as part of the works within Phase 2, as shown in the attached Site Plan. Introduced shrubs and native planting will also be implemented in the Phase 2 development area, as detailed in Appendix A of the Biodiversity Net Gain Assessment (2022). Bat and bird boxes will be installed on trees within the retained woodland to the east of the Phase 2 development area. Prescriptions for bat and bird boxes can be found within the Preliminary Ecological Assessment (2022), however it should be noted that swift boxes and sparrow boxes would not be suitable for this area. A map showing suggested locations for bat and bird boxes is attached to this report. Three bird boxes (such as Schwegler 1B nest box, Schwegler bird house, or similar bird box) and three bat boxes (such as Schwegler 2F general purpose bat boxes or similar bird boxes) will be installed.



Other habitat enhancements detailed in the Biodiversity Net Gain Assessment (2022) for Langstone Park such as the retention of grassland and ruderal vegetation, green roof creation, and the enhancement of grassland and woodland, are not relevant to this phase and will come forward in later phases.

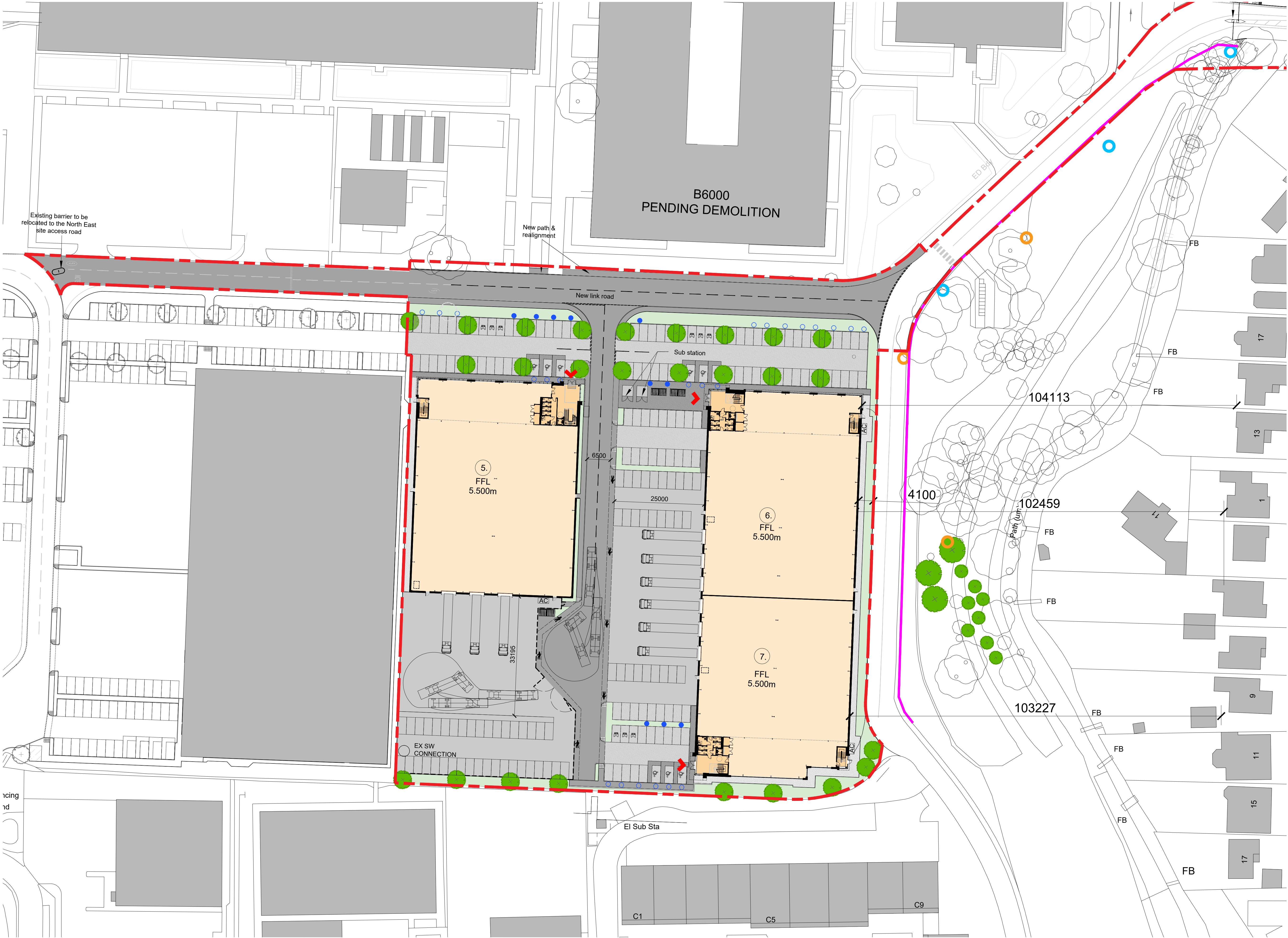
Further phase-specific Ecological Mitigation, Compensation and Enhancement Strategies will be required before future phases of the development at Langstone Park commence in order to fulfil condition 12, as required by condition 33. A suitably qualified ecologist must be consulted for the production of this report taking into account information from the previous Preliminary Ecological Appraisal (February 2022) and Biodiversity Net Gain Assessment (2022) compiled by Phlorum for Langstone Park (Masterplan).

Yours sincerely

A handwritten signature in blue ink, appearing to read "Billie Clifford".

Billie Clifford
Environmental Consultant

Encs.



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

The copyright of the drawings and designs contained therein remains vested in the PRC Group.

Revisions: Drawn/Chkd: Date:

	GIA (m²)			GEA (m²)		GEA (ft²)	
	Grnd	First	Total				
5.	2,618	476	3,094	3,229	34,756		
6.	2,380	439	2,819	2,932	31,559		
7.	2,041	385	2,426	2,529	27,221		
T.	7,039	1,300	8,339	8,690	93,536		

- KEY
- PHASE 2 RMA BOUNDARY
 - SOFT LANDSCAPE
 - TARMACADAM SURFACING
 - BRUSHED CONCRETE SERVICE YARD
 - NATURAL BLOCK PAVING TO VEHICLE AREAS
 - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
 - WELL CONSOLIDATED GRAVEL
 - TWO TIER CYCLE STORAGE AND SHELTER - PROVIDING 60 SPACES
 - DOUBLE ELECTRIC VEHICLE CHARGING POINTS / DUCTS FOR FUTURE POINT
 - CAR SHARE PARKING SPACES
 - DROP KERB
 - PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - INDICATIVE LOCATION OF BAT BOXES (AS PER ECOLOGIST SURVEY)
 - INDICATIVE LOCATION OF BIRD BOXES (AS PER ECOLOGIST SURVEY)
 - TREE PROTECTION FENCE AS '1746 LANGSTONE TECHNOLOGY PARK ARBORICULTURAL IMPACT ASSESSMENT 13.03.24'
 - PEDESTRIAN PRIORITY ROUTE

PARKING PROVISIONS:

Revised layout proposes a total of 193 car parking spaces.

Unit 5 - 72 car parking spaces.
Unit 6/7 - 121 car parking spaces.

CYCLE STORAGE PROVISIONS:

Revised layout proposes a total storage for 60 cycles across the site.

Client:
XLB LLP



Project:
LANGSTONE PHASE 2

12 Warren Yard,
Warren Park,
Milton Keynes,
MK23 5BW
01908 305 246
info@prc-group.com
www.prc-group.com

Drawing Title:
PROPOSED SITE PLAN

Scale @ A1: 1:500
Checked by: ME
Date: JAN 24

Job No: 11629
Stage: Drawing No: PL 004
Rev: *

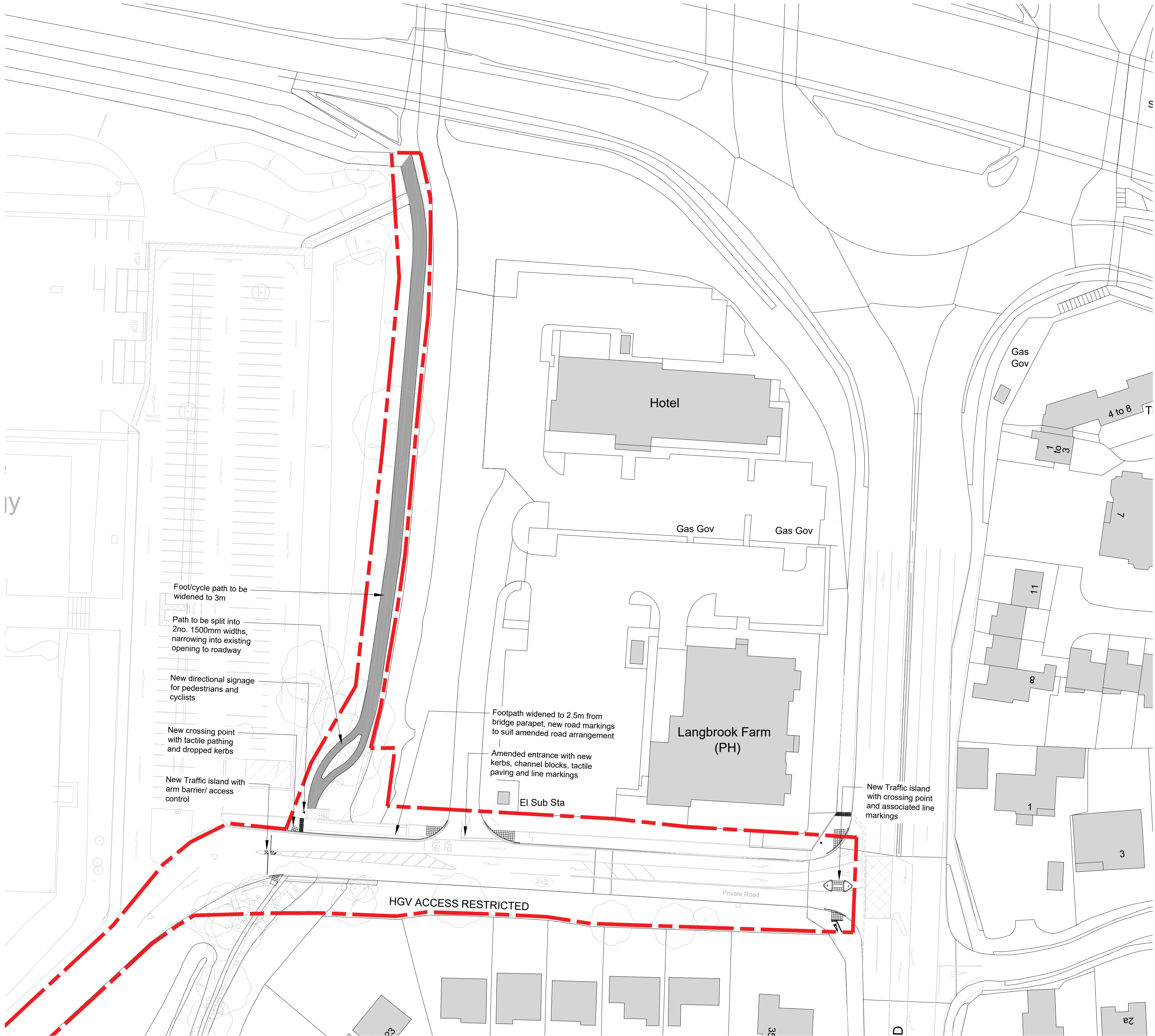
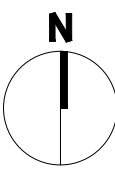
Issue Status:

Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐

Offices

Woking
London
Milton Keynes
Warsaw

PRC Architecture & Planning



Client:
XLB LLP



Project:
LANGSTONE PHASE 2

12 Warren Yard,
Warren Park,
Milton Keynes,
MK12 5NW
01908 305 246

info@prc-group.com
www.prc-group.com

Drawing Title:
PROPOSED EXTENDED SITE
WORKS TO ROADS AND PATHS

Scale @ A1: 1:500
Checked by: ME
Date: JAN 24

Job No: 11629
Stage: PL 005
Drawing No: *
Rev: *

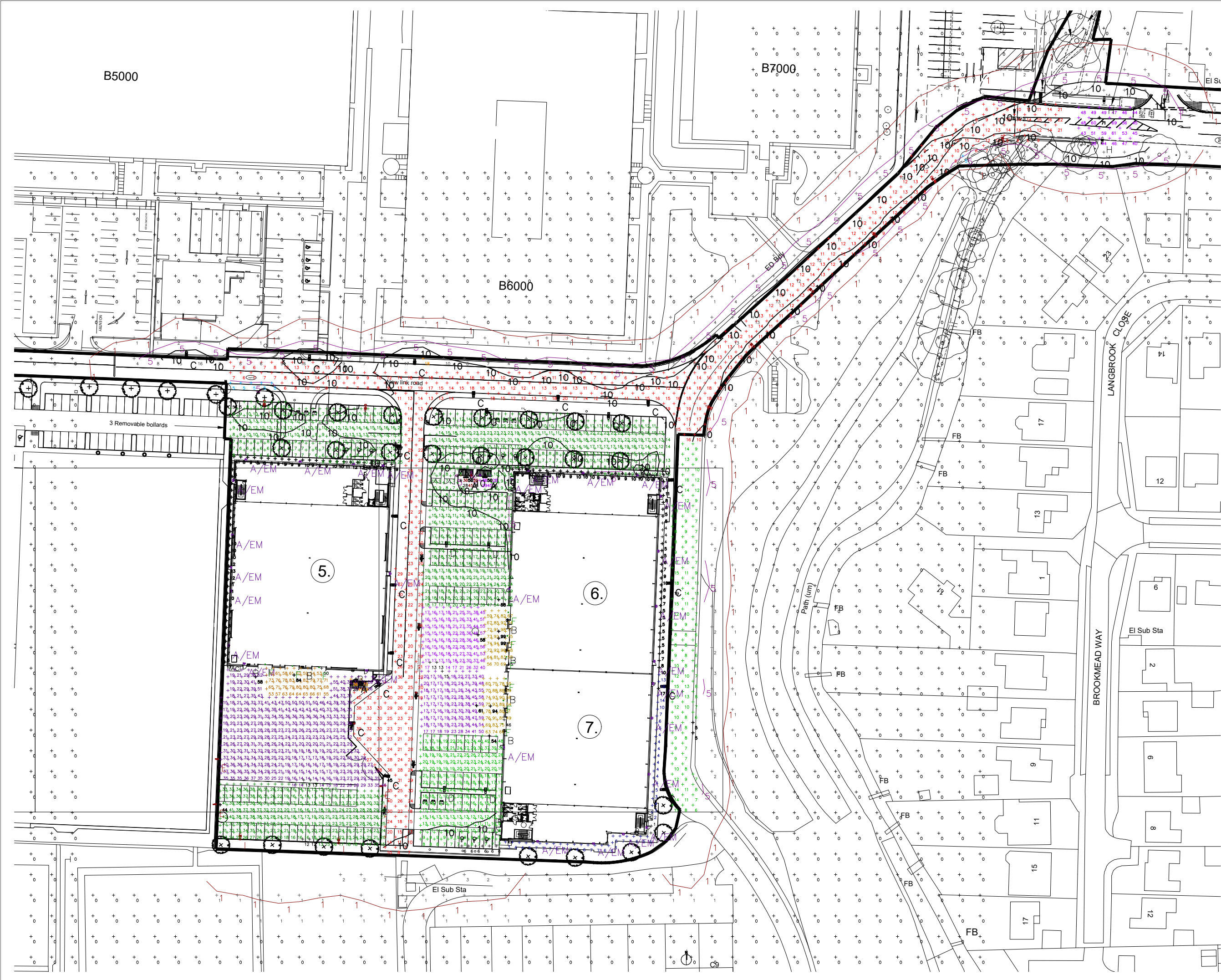
Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐

Architecture
Planning
Master Planning
Urban Design
Interiors
Landscape

Offices
Woking
London
Milton Keynes
Warsaw

PRC Architecture & Planning





NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION AND LEGEND DRAWING.
- DO NOT SCALE FROM THIS DRAWING.

Symbol	Label	Quantity	Coloring	Description	Lumens	Wattage
A/EM	1	1	0000	Driver 10 W, 100 distribution, wall mounted at 4m with 3 hr integral Emergency backup	180	8.5
B	7	1	0000	WPL-LA063FW	1000	63
C	17	1	0000	DS00-LA063NR	5029	40
D	4	1	0000	DS00-LA053SY	9159	81
E	3	1	0000	DS01-LA063FW	13821	131
F	8	1	0000	WPL-POL-1000000000	7555	68
G	2	1	0000	DS00-LA063BLC	7366	81
H	2	1	0000	DS00-LA063BLC	13853	185
I	10	1	0000	DS00-LA063BLC	4561	45
A	3	1	0000	CSVT LED BATTEN - Internal luminaire	2016	13

Statistics				
Description	Symbol	Avg	Min	Min/Avg
Cycle Shed		38 lux	28 lux	0.74
Cycle Shed 1		35 lux	28 lux	0.80
Cycle Shed 2		35 lux	28 lux	0.74
Entry Barrier 50 Lux		50 lux	33 lux	0.66
Roadway 10 Lux		15 lux	5 lux	0.33
Spill Light		1 lux	0 lux	0.00
Unit 5 Bottom Car Park 25 Lux		25 lux	12 lux	0.48
Unit 5 Loading Doors 50 Lux		68 lux	50 lux	0.74
Unit 5 Perimeter 5 Lux		9 lux	5 lux	0.56
Unit 5 Top Car Park 10 Lux		10 lux	5 lux	0.50
Unit 5 Yard Area 25 Lux		28 lux	13 lux	0.46
Unit 6 Loading Doors 50 Lux		77 lux	45 lux	0.58
Unit 6 Perimeter 5 Lux		8 lux	4 lux	0.50
Unit 6 Sub Stn and Car Park 10 Lux		15 lux	4 lux	0.27
Unit 6 Yard Area 25 Lux		28 lux	13 lux	0.50
Unit 7 Car Park 10 Lux		17 lux	8 lux	0.30
Unit 7 Loading Doors 50 Lux		74 lux	46 lux	0.62
Unit 7 Perimeter 5 Lux		6 lux	1 lux	0.17
Unit 7 Yard Area 25 Lux		28 lux	15 lux	0.54
Central Roadway		10 lux	5 lux	0.50

LEGEND:

1 LUX LINE

5 LUX LINE

10 LUX LINE

4	ROAD LIGHTING ADDED. BACK SHIELDS ADDED TO ENTRANCE ROAD COLUMNS.	MAR 2024
3	ISSUED FOR TENDER. NO ALTERNATIONS.	MAR 2024
2	REVISED SCHEME ADDED.	FEB 2024
Ref.	Revision	Date

TENDER

Watkins Payne

info@watkinspayne.co.uk | www.watkinspayne.co.uk

LONDON OFFICE
3rd FLOOR
25-27 OXFORD STREET
LONDON W1D 2DP
TEL: 0207 638 3000

SURREY OFFICE
51 STAMFORD ROAD WEST
SURREY ON-THAMES
SURREY TW16 7AH
TEL: 01832 781611

Client

XLB PROPERTY LTD & HAVANT S.A.R.L. LUXEMBOURG

Project

LANGSTONE TECHNOLOGY PARK - PHASE 2

Title

EXTERNAL LIGHTING LAYOUT

Date	DECEMBER 2023	Scale at A1	1:500
Drawn By	PDJ	Validated	
Checked			
Drawing Number	5490-WPL-XXX-100-DR-EL-54011	Revision	4

Legend

-  Masterplan Site Boundary
-  Phase 2 Development Area
-  Bat Boxes
-  Bird Boxes



Figure 1: Langstone Technology Park (Masterplan) Bat & Bird Boxes Map

Drawn by: BC
On the: 08/03/2024
Not to Scale
Ref: 12747



Phlorum Limited, 12 Hunns Mere Way,
Woodingdean, Brighton, East Sussex,
BN2 6AH
Tel: +44(0)1273 307167
Web: www.phlorum.com
Email: info@phlorum.com