

Consultee Comments for Planning Application APP/22/01231

Application Summary

Application Number: APP/22/01231

Address: Land at, Palk Road, Havant

Proposal: Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 83No. residential dwellings (including 25 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road

Case Officer: Arleta Miszewska

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist, Planning Policy Team

Comments

Dear Arleta,

APP/22/01231 | Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 83No. residential dwellings (including 25 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road | Land at, Palk Road, Havant

Thank you for consulting me on this application.

The application is accompanied by an amended Ecological Impact Assessment (ACD, February 2024).

The site comprises a classic brownfield site containing areas of hardstanding, scrub, soil/rubble piles, ruderal vegetation and grassland. The main area of vegetation is within the north-east, comprising dense bramble-dominated scrub admixed with tall herbaceous vegetation and semi-improved grassland. The site contains a range of typical vegetated brownfield species and confirms that no populations of county notable/scarce species are present. There are some individual or small numbers of more interesting species present.

I am content that the site is predominantly of limited value. Its apparent isolation is a factor likely to limit its suitability for reptile species, but the site has essentially been unmanaged for many years and seems to offer optimal conditions for reptiles. I note that acknowledgement is provided of the sites potential to support small numbers of common reptile species. Recommendations for impact

avoidance and mitigation are provided and are acceptable.

I am content to agree that the site is unlikely to be especially valuable to other species such as foraging bats and is not suitable for roosting bats, Hazel Dormouse and Great Crested Newt. There is certainly potential for small numbers of nesting bird species, and this is acknowledged and avoidance and mitigation measures proposed. The proposals now include a good number of integral nesting features for Common Swifts and roosting features for bat species, as well as insect features, reptile refugia and Hedgehog enhancement features. These features are welcome.

The proposed open greenspace within the south of the site provides an opportunity for meaningful biodiverse habitats, especially in such close proximity to the Hermitage Stream. The post-development landscaping should result in an improved situation, especially adjacent to the Hermitage Stream.

I do note comments from your Landscape consultee addressing these comments may result in changes to the submitted scheme layout, and I would welcome an opportunity to provide additional comments if this is the case.

In summary, I am content that the submitted information provides details of all ecological mitigation, enhancements and proposed management. If you are minded to grant permission, can I suggest that all ecological measures are secured by condition.

Prior to the commencement of development activities, a Landscape & Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the ecological avoidance, mitigation, enhancement and management measures as detailed in the Ecological Impact Assessment (ACD, February 2024) unless otherwise agreed in writing by the Local Planning Authority. It shall include, but not necessarily be restricted to: full details of all ecological avoidance and mitigation measures, to include timings, methods and responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

In addition:

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be guided by and incorporate the outline avoidance and mitigation measures within Ecological Impact Assessment (ACD, February 2024) and shall include (but not necessarily be

restricted to): full details of waterborne and airborne pollution control measures, with roles, responsibilities and monitoring measures clearly detailed. Reason: to protect biodiversity in accordance with the Environment Act 2021, 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

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX