

Consultee Comments for Planning Application APP/22/00837

Application Summary

Application Number: APP/22/00837

Address: Land at Cowplain School, Hart Plain Avenue, Waterlooville

Proposal: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.

Case Officer: Gary Christie

Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

Email: Not Available

On Behalf Of: County Ecologist

Comments

Dear Gary,

APP/22/00837 | Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping. | Land at Cowplain School, Hart Plain Avenue, Waterlooville 22.1224

Thank you for consulting me on this application. Thank you for your patience.

The application is accompanied by a Preliminary Ecological Appraisal (The Landscape Partnership, July 2022). The site comprises an area of tarmac hard surfacing, managed improved grassland (used for amenity purposes), tall ruderal vegetation, occasional trees and planted managed hedging. I am content that the site is of low ecological value overall. In terms of its value to protected and notable species, again I am content that the site is of limited value. The site is considered to be of some value to foraging/commuting bat species (as it provides open grassland and some hedging) and is likely to support small numbers of common and widespread bird species. No further ecological surveys are considered necessary. Standard mitigation measures are included, entailing recommendations for the careful timing of any vegetation removal to avoid impacts to nesting bird species.

The proposed development provides an opportunity for ecological enhancements. The proposed landscaping includes areas of new native species hedge plantings plus areas of wildflower grassland. I am content that the developed site will offer greater opportunities for biodiversity than the existing. A range of bat and bird boxes are proposed and whilst these are welcome, I would like this to include a number of integral nesting features for Common Swift within the new structures.

If you are minded to grant permission, can I suggest that ecological mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures as detailed in the Preliminary Ecological Appraisal (The Landscape Partnership, July 2022). In addition, the new buildings shall each incorporate a minimum of six nesting features for Common Swifts. 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 dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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Ecology Team
Specialist Environment Services
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