

Dear Lewis,

APP/21/01267 | Approval of Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3no. B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A17, A18, B9 & B10; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324. | Phase 5, Dunsbury Park, Fitzwygram Way, Havant 22.0468

Thank you for consulting me again on this reserved matters application for Plots 5a and 5b.

The application is accompanied by a letter report (Greengage, 14 April 2022) alongside the previously submitted Preliminary Ecological Appraisal (Greengage, September 2021) and Bat Survey Report (Greengage, December 2021). The site comprises a previously cleared plot of land on the western edge of the wider Dunsbury site.

The principles of appropriate ecological mitigation/compensation and enhancement were established at the hybrid application stage several years ago, and in essence comprise the retention and buffering of woodlands and hedgerow corridors and the use of widespread biodiverse planting/seeding throughout the built zones, all based upon updated ecological assessments as necessary. The area is known to support species of high conservation concern, notably Hazel Dormouse and the very rare Bechstein's Bat, and ecological impacts should be viewed in light of the overall cumulative effects of ongoing development in the surrounding area.

Bat surveys carried out between July and October 2021 have recorded a variety of bat species within the site and wider area. Bat activity was notably lower within the development plot than elsewhere. The species recorded included mouse-eared (*Myotis*) species which, in this location, is highly likely to include the very rare Bechstein's Bat. The uncommon but wide-ranging Western Barbastelle was also recorded. The bat report and April 2022 letter report acknowledge that further survey effort is required, with surveys being carried out between April and June 2022. It is important that these additional surveys are carried out and used to inform ecological mitigation measures. I acknowledge the outline mitigation,, compensation and enhancement measures set out within the April 2022 letter report but it is critical that all surveys are completed before I provide final comment on the proposed mitigation.

The amended lighting strategy (revision E) shows that there will be a reduction in potential spillage onto the adjacent SINC woodland and with a 1lux contour that does not now overlap the important eastern boundary hedgerow. I welcome this effort and judge the lighting to be acceptable.

I repeat my preference for the use of natural regeneration of vegetation, aided where necessary be targeted planting/seeding. The April 2022 letter report notes this and suggest that where 'quick' cover is needed (e.g. around reptile hibernacula) then

seeding/planting will be the preferred option, with seed sourced from a reputable supplier. This is welcome and I again state that it is essential that a locally relevant seed mix is utilised rather than a generic mixture.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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