

Consultee Comments for Planning Application APP/21/01071

Application Summary

Application Number: APP/21/01071

Address: Land south of, Lower Road, and west of Old Manor Farm, Havant

Proposal: Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.

Case Officer: Julia Mansi

Consultee Details

Name: Mr Tristan Norton

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

Email: tristan.norton@hants.gov.uk

On Behalf Of: County Ecologist, Strategic Environmental Delivery

Comments

Dear Steve,

APP/21/01071 | Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved. | Land south of, Lower Road, and west of Old Manor Farm, Havant 22.1067

Thank you for consulting me on this application.

The application is accompanied by a Winter Wildfowl Assessment (Aluco, March 2022) and an Updated Information for Habitats Regulations Assessment (Aluco, April 2022). These two documents provide updated information on the extent to which the site comprises supporting habitat for the Solent Special Protection Areas (SPAs). Following detailed bird survey works, and in consultation with the Solent Waders & Brent Goose Strategy Steering Group, the application site has been removed from the SWBGS based on a lack of bird records in recent years. On that basis, impacts to SPA supporting habitat need not now be considered. I am content that the submitted HRA contains sufficient information.

I have provided comments on this proposal previously. I am content with the overall proposed mitigation, compensation and enhancement measures and, if you are minded to grant permission, can I suggest that these are secured through a suitably-worded planning condition requiring the provision of a single, site-wide ecological mitigation strategy. This strategy should be in full accordance with any landscaping, drainage and lighting strategies. I would however request that additional bird nesting features are installed within the new dwellings. Such features, especially those for Common Swift, are inexpensive and can be readily incorporated into new buildings. Given the number of dwellings proposed I would expect a substantial increase in the number of in-

built ecological enhancement features.

Prior to the commencement of development activities, a site-wide 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 Assessment (Aluco, September 2021) and shall be in accordance with any submitted landscape, drainage and lighting strategies. All ecological mitigation, compensation and enhancement measures shall be implemented in accordance with the agreed details and maintained in perpetuity in a condition suited to their intended function, 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 CS11 of the Havant Borough Core Strategy March 2011.

In addition, I would suggest that a Construction Environment Management Plan (CEMP) is secured through condition, in order that potential ecological impacts are subject to assessment and avoidance/mitigation measures detailed.

Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority. The CEMP shall be informed by the identified ecological receptors detailed within the Ecological Assessment (Aluco, September 2021). Development shall be implemented in accordance with the agreed CEMP 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 dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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Ecology Team
Specialist Environment Services
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Hampshire County Council
Elizabeth II Court West
The Castle, Winchester

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