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Sent: 25 April 2022 15:08

To: Eaves, David <David.Eaves@havant.gov.uk>

Cc: Havant Planning and Development Mailbox New <planning.developmentnew@havant.gov.uk>

Subject: APP/22/00172 Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA 22.0288

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Dear David,

APP/22/00172 | Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access. | Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA 22.0288

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

The application is accompanied by a Preliminary Ecological Appraisal (Phlorum, February 2022) and a Biodiversity Net Gain Assessment (Phlorum, February 2022). The site comprises an extensive complex of modern commercial buildings, areas of hard surfacing and managed amenity grassland with various areas of planted ornamental vegetation. A small watercourse is situated at the eastern boundary and a small area of woodland located within the south-east corner of the site. I am content that overall the site is of limited ecological value and any ecological features are of value at the site level. There are habitats of greater importance situated to the south, with several areas of open grassland included within the Solent Waders & Brent Goose Strategy (SWBGS) and providing terrestrial supporting habitat linked to the nearby Chichester & Langstone Harbours Special Protection Area (SPA). In terms of protected and notable species, HBIC holds records of Water Voles from the watercourse at the eastern boundary and there are also records of several bat species flying within/across the site.

The proposals will entail the demolition of many of the buildings within the site as well as the removal of areas of existing vegetation. Overall, I am content that these habitats are not likely to support populations of protected and notable species, and that further detailed ecological surveys are not required at this site. Ecological mitigation is best pursued through the avoidance of potential impacts. The highest value habitats such as the small area of woodland in the east and the eastern boundary watercourse are to be retained and lie outside the proposed development area. IN addition, much of the existing amenity grassland is to be retained. The main potential impacts therefore arise from the effects of construction disturbance, noise and pollution.

A series of outline mitigation, compensation and enhancement measures are included and these are acceptable. They include: the timing of vegetation removals to avoid the bird nesting season (or supervised removals where undertaken within the nesting season), an updating Water Vole assessment of the watercourse and the supervised removal of longer grassland. There are potentially invasive *Cotoneaster* species within

the site and therefore care will need to be taken to prevent the spread of these species within the site.

The BNG assessment provides some details of potential habitat enhancement measures and I am supportive of these and consider that achieving a positive net gain outcome is relatively straightforward.

In summary, I am satisfied that the potential ecological impacts are relatively limited. The main issues will arise during construction and during any pre-construction vegetation clearance. The outline mitigation measures are acceptable and should form the basis for a more detailed ecological mitigation, compensation and enhancement strategy.

I would suggest that his strategy includes firm details of all ecological avoidance/mitigation measures as well as full details of all proposed habitat creation and enhancement measures such as hedgerows and wildflower grassland. Details of any proposed green roof will be needed: these can be valuable enhancement features and could contain high-value ruderal habitat for invertebrates and bird species. I would also expect the site to incorporate enhancement features such as bat and bird boxes. I would be especially keen to see nest boxes for Common Swift on the taller buildings. Details of site lighting will be required, demonstrating how semi-natural habitats will be free from excess light spillage.

If you are minded to grant permission, can I suggest that a pre-commencement Ecological Mitigation, Compensation and Enhancement Strategy is secured by condition.

Prior to the commencement of development activities, 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. Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981 (as amended), the NERC Act 2006, NPPF 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

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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.



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