

Dear Julia,

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 21.1251

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

The application is accompanied by an Ecological Assessment (Aluco, September 2021) which provides a sound appraisal of the site's ecological features. The site comprises an arable field with narrow margins and bordered by mature vegetation such as tree lines and dense scrub. Overall, the site is a fairly typical area of south Hampshire farmland and is of generally limited ecological value. A series of species-specific ecological surveys have been carried out. The site has been shown to support a typical assemblage of foraging/commuting bat species, mostly concentrated along the site's wooded boundaries and hedgerows. Breeding and wintering bird surveys have recorded an assemblage of typical species, with no overwintering geese or waders or other species associated with the nearby Solent Special Protection Areas. No evidence of Hazel Dormouse or Badger has been recorded, and the site is considered unsuitable for supporting Great Crested Newt. Reptile surveys have identified a small population of Slow-worms on site.

Overall, the proposed landscaping scheme provides a useful area of open greenspace within the south and west of the site. This will include areas of sown species-rich grassland, native hedgerow, trees and scrub and wetland features and should provide a valuable range of habitats. Mitigation measures are provided for the identified ecological receptors, entailing timing vegetation removal to avoid nesting bird impacts and the use of habitat modification to encourage the translocation of reptiles from the northern boundary.

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 2019, 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 2019, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011

The site forms part of the larger Solent Waders & Brent Goose Strategy (SWBGS) Site H05a, which is listed as a Secondary Support Area. As the proposed development will result in the loss of Special Protection Area (SPA) supporting habitat, a suitable mitigation package will need to be agreed. Whilst noting that the site has not been used regularly by SPA birds in recent years (due to the unfavourable nature of the site), the site nevertheless provides potential for SPA birds and, if in suitable condition, would most likely be attractive and contribute towards the overall SWBGS network. I note that information has been provided to calculate the required financial contribution. It will be for Havant Borough Council to secure this contribution.

The site also falls within 5.6km of the Solent SPAs and will therefore contribute towards a cumulative impact from recreational disturbance. In line with the Solent Recreation Mitigation Strategy, financial contributions will be required on a per-dwelling basis.

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

Kind regards,

Tristan

Tristan Norton

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