

APP/16/00875 | The erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works. | Land at Larchwood Avenue, Havant 16.1588

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (Middlemarch, June 2016) which provides a useful assessment of the site's current ecological features. Essentially this site is generally unconstrained and comprises predominantly hardstanding with associated ruderal vegetation and scrub.

There are records of hazel dormouse from scrub habitat situated only a few hundred metres to the north-east but I am content to agree that the on-site habitat is very limited in extent and effectively isolated from other suitable habitat. Similarly, other species which may occur – such as nesting birds and common reptile species – are not likely to inhabit such small areas situated within an essentially developed site.

I do however have concerns in respect to the proposed lighting levels around the site and in particular at the southern and western boundaries. The predicted levels here are well over 25 lux which would render any vegetation within the spoilage zone entirely unsuitable for supporting e.g. foraging bats. The ecological appraisal recommends limiting light spillage in line with current industry guidance yet I can see no attempt to do so within the submitted lighting plans. Further information is required on this issue.

Following the submission of a satisfactory, non-intrusive lighting strategy and if you are minded to grant permission, can I suggest that all ecological mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Preliminary Ecological Appraisal (Middlemarch, June 2016) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, 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 don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**