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6th November 2015

Your Ref: APP/15/01156
Our Ref: 13.60.3.30

Dear Daphney

PROPOSAL:

APPROVAL OF RESERVED MATTERS IN RESPECT TO PLOT 2 PHASE 1 OF OUTLINE APPLICATION APP/15/00732 (NEW EMPLOYMENT USES, HOTEL AND ACCESS ROAD) COMPRISING CONSTRUCTION OF B8 WAREHOUSE AND DISTRIBUTION BUILDING(18,037 SQ M) TO BE CONSTRUCTED IN 2 PHASES, WITH A MAXIMUM HEIGHT NOT EXCEEDING THE 42M AOD CONTOUR (THE DESIGN FOR PLOT 2 INCORPORATING REVISION TO PREVIOUSLY APPROVED PARAMETER PLAN FORMING PART OF THE ENVIRONMENTAL STATEMENT DATED MARCH 2012).

LOCATION:

PLOT 2, DUNSBURY HILL FARM, PARK LANE, COWPLAIN, WATERLOOVILLE

STATUTORY DESIGNATED SITES:

CHICHESTER & LANGSTONE HARBOURS – RAMSAR, SPECIAL PROTECTION AREA (SPA)
SOLENT MARITIME – SPECIAL AREA OF CONSERVATION
LANGSTONE HARBOUR – SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

NON-STATUTORY DESIGNATED SITES (SITES OF IMPORTANCE OF NATURE CONSERVATION):

NEVILLE'S PARK WEST WOOD, NEVILLE'S PARK EAST WOOD, NEVILLE'S PARK AREAS – 2, 3 & 4 – 10, BUSHY LEASE, CHERRY TREE ROW, DUNSBURY HILL WOOD & BEECH WOOD EAST.

Thank you for consulting the Wildlife Trust on this application, we welcome the opportunity to comment. We have reviewed the supporting information with this reserved matters application and note that there is no supporting ecological information, other than the brief summaries included in the Design and Access Statement¹ and the Design Code² documents. We are aware of the comments made by the Senior Ecologist Tristan Norton, regarding some significant ecological findings on the site, and given the importance of the wider area for some rare bat species we would welcome the opportunity to comment on these findings.

¹ BAM, PCC – Proposed B8 Warehouse Development – Plot 2 Dunsbury Hill Farm – Design and Access Statement

² BAM, PCC – Dunsbury Hill Farm, Havant – Design Code

We note that Section 3.7 Ecology, of the Design and Access Statement states “A further Ecology Report accompanies this reserved matters application outlining the ongoing wider site survey work and specific impacts of development on Plot 2”, yet no such report appears to have been submitted. The lack of this information brings into question how other aspects of this reserved matters application, such as lighting, landscape can be appropriately assessed.

We look forward to being consulted again when further ecological information is submitted.

The above advice is given based on the information made available at this time and may change should further or amended details be submitted. We trust that you will find our comments helpful in determining this application and if you wish to discuss these matters further, then please do not hesitate to do so. I also ask that you keep the Trust informed of the progress and outcome of this application.

Yours sincerely



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