

APP/16/00465 | Erection of 11 dwellings comprising of 5No. 3 bed houses, 4No.1bed flats and 2No. 2 bed flats with associated landscaping, car parking, bin and cycle storage. | Land adjacent to 27, Holybourne Road, Havant

This site is in relatively close proximity to the Blendworth Crescent development site and is therefore likely to form part of the local 'batscape' used by various bat species in the local area. There is a large maternity roost of serotine bats in a residential dwelling near that site and it is highly likely that bats from this very important roost will make use of any areas of local greenspace, even though no serotines were recorded here. The presence of this roost (only c.300m distant) is not mentioned within the submitted Ecological Survey (EcoSupport, August 2015) and this is an omission in my opinion. Bats operate over a landscape-scale not site-scale and assessments of impact should reflect this. There may well be a cumulative effect arising from the proposed development of both this site and Blendworth Crescent – the loss of land at one or both may impact the serotine population e.g. by reducing prey availability, increasing artificial light. In my opinion it would be sensible to incorporate bat mitigation features within this site as well as Blendworth Crescent as a means of securing a meaningful amount of bat-friendly habitat across the immediate landscape.

There is no lighting strategy submitted with the application, although some broad recommendations are made within the ecology report. As lighting is perhaps the most significant of the potential impacts to bats it is recommended that a detailed strategy is secured by condition – this would at least ensure that no excessive lighting spills onto the remaining or proposed boundary features, rendering them unattractive for bats. The lighting strategy should include an assessment of predicted light spillage in three dimensions (i.e. showing heights) so that spillage onto adjacent trees/boundaries can be judged. It should include full details of the lamp and luminaire types to be installed and how these have been chosen to avoid impacts.

Prior to the commencement of any development activities, a fully-detailed site lighting strategy for bats shall be submitted for approval to the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Ecological Survey (EcoSupport, August 2015) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed lighting strategy. 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.

The submitted Ecological Survey also includes of other ecological mitigation measures proposed for common reptiles and nesting birds and these can also be secured by condition.

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Survey (EcoSupport, August 2015) and the Ecological Survey (EcoSupport, August 2015) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, 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**

Specialist Environment Services
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD