

Dear Richard,

APP/15/00228 Outline application for the construction of 4 No. detached 3 bed chalet style bungalows with approval for access and layout with all other Reserved Matters. 41-49 Frogmore Lane, Waterloo, PO8 9QN 15.0378

Thank you for consulting me on this application. In summary, I consider that further information is required.

The application is accompanied by a Reptile Survey Report (Brian Masterton, October 2014). This report details efforts made to survey the reptile population site during 2014 and sets out measures designed to protect reptile species from the impacts of the proposed development. Surveys have revealed a small population (peak of seven individuals on one survey) of slow-worms within two unmanaged plots; the remainder of the plots are considered to provide unsuitable reptile habitat. No evidence of additional legally-protected species was noted, although I would suggest that any areas of woody vegetation such as trees and shrubs are likely to support nesting birds. I should note that no details are provided of the number of surveys carried out nor the dates on which they were undertaken. A reptile presence/absence survey would comprise a minimum of seven visits, with up to twenty visits required to estimate population size.

It is proposed to translocate these reptiles to a receptor site within the Alver Valley in Gosport Borough, although I can see no evidence presented that confirms whether this has the agreement of the receptor site landowner (Gosport Borough Council) or whether there is sufficient habitat to support any translocated animals. Presumably there will need to be a legally-binding agreement, such as a Section 106, which will stipulate the details of the receptor and the extent to which this applicant will finance any future monitoring of the population. No details of the existing reptile population of the proposed receptor are given, nor is there a site plan showing the location of the receptor. These details are required prior to determination of this application.

In summary, I consider that further details of the proposed receptor site are required if the LPA is to have confidence that animals will be translocated to a suitable site. Details will need to include confirmation that the existing receptor site landowner is content with the arrangement.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**