

Dear Sally,

APP/14/01300 Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park. Land Adjacent to, Langstone Technology Park, 2B Langstone Road, Havant 15.0068

Thank you for re-consulting me on this application.

The application is now accompanied by Preliminary Ecological Appraisal (update) (WYG, March 2015) which provides an updated assessment of the application site's ecological value. It is clear from the report that site conditions have altered significantly due to the permitted, and now completed, works immediately adjacent. This has resulted in much of the on-site vegetation being removed, so that the application site is now largely devoid of vegetation cover.

Updated assessments are made for various protected species and, water vole aside, the site is considered to offer low or negligible potential for supporting protected species. On the basis of the submitted details I am content to agree that, at present, protected species are not likely to be a constraint within the application site. Water vole presence has again been confirmed from the Hermitage Stream to the west and again this highlights the importance of maintaining a permanent and well-defined buffer strip. I am pleased that the latest masterplan does demonstrate that such a buffer will be established.

Overall, the submitted information is sufficient to demonstrate that the ecological value of the site has been recently assessed and that the potential ecological constraints are understood. Therefore, if you are minded to grant permission, can I suggest that the ecological recommendations within the submitted report are secured by a suitably worded condition:

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Preliminary Ecological Appraisal (update) (WYG, March 2015) unless agreed in writing with the LPA, and with all mitigation and enhancement features permanently retained. Reason: to conserve and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with 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**