

From: Norton, Tristan [Tristan.Norton@hants.gov.uk]
Sent: 27 June 2014 11:21
To: Heather Lealan
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/00420 Construction of 3No. 4 bed four storey dwellings with associated landscaping and parking 43 Portsdown Hill Road, Havant, PO9 3JU 14.0756

Dear Heather,

APP/14/00420 Construction of 3No. 4 bed four storey dwellings with associated landscaping and parking 43 Portsdown Hill Road, Havant, PO9 3JU 14.0756

Thank you for consulting me on this application. In summary, I have no overriding ecological concerns and recommend that a suitably-worded condition would assist in securing the necessary ecological mitigation measures.

The application is accompanied by an Ecological Appraisal report (Hankinson Duckett Associates (HDA), March 2014) and a Bat Survey Report (HDA, May 2014) which provide a sound assessment of the current ecological value of the application site. In summary, the application site is of relatively limited ecological value, containing a typical mix of semi-natural and ornamental woody vegetation as well as managed amenity grassland and native woodland herbage. In terms of legally-protected species, the site contains evidence of regular badger activity and is considered to support a subsidiary sett and several outliers: it is theorised that the site may have supported a main sett in the past but that regular disturbance may have resulted in decreased activity. In any case, badgers are a constraint at the site. Other protected species issues are limited to the potential presence of nesting birds and small numbers of common reptile species. A Phase 2 bat survey of the garage building did not record any roosting bats and it is concluded that bats are not a constraint at this site.

The application site is in very close proximity to the Fields off Havant Road SINC (it lies immediately to the south) which is designated for the presence of overwintering bird species (brent geese, a qualifying feature of the nearby Chichester & Langstone Harbours Special Protection Area (SPA)) as well as the scarce plant dwarf spurge. I agree with the assessment that this proposal is unlikely to impact on the SINC: the proposals are of limited scale and screened from the SINC by tall vegetation.

A series of ecological mitigation measures are proposed which in general are all acceptable and proportionate to the likely ecological impact. Fortunately, the development footprint would appear to avoid direct impacts to any of the noted badger burrow entrances and therefore impacts are not anticipated. Generic measures for avoiding potential impacts to nesting birds and reptiles are provided.

Therefore, if you are minded to grant permission, could I suggest that ecological mitigation, compensation and enhancement measures are secured via a suitably-worded planning condition, such as:

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Appraisal report (Hankinson Duckett Associates (HDA), March 2014) and Bat Survey report (HDA, May 2014) unless otherwise agreed in writing by the local planning authority. All ecological mitigation measures shall be permanently retained on site in accordance with the submitted details. In addition, a monitoring report detailing the mitigation works undertaken (to include photographic evidence and site plans/maps) shall be

submitted for comment to the local planning authority at a date no later than 3 months after the occupation of the first dwelling. Reason: to protect, maintain and enhance biodiversity in accordance with the 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

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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

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