

Michelle Houghton

From: Norton, Tristan <Tristan.Norton@hants.gov.uk>
Sent: 04 December 2014 16:26
To: Richard Nash
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/01107 Land adjacent to Ben Hall, Hambledon Road, Waterloooville, PO7 6XB 14.1629

Dear Richard,

APP/14/01107 Construction of a three storey dwelling to provide 10No. 2 bed apartments with associated cycle/ bin storage, parking and front boundary gates and railings. Land adjacent to Ben Hall, Hambledon Road, Waterloooville, PO7 6XB 14.1629

Thank you for consulting me on this application. In summary, I consider that the ecological information submitted is sufficient and that no further survey works are required at this stage.

The application is accompanied by an Ecological Assessment (4 Woods Ecology, February 2014) which is severely limited by the fact that the site had been stripped of virtually all vegetation prior to the survey being conducted. As such there was little for the ecologist to comment on. Judging from historic aerial photography the site did contain grassland and some low herbage and is bordered by fringing woody vegetation. It would appear that the stream/ditch along the southern boundary was also mechanically scraped prior to the survey and, unsurprisingly, there was again little to comment on. It is a credit to the ecologist that the bare facts have been presented. It is not possible to assess whether any legally-protected species were impacted, although from a review of site photographs within the submitted Flood Risk Assessment there may have been suitable habitat for common reptiles and nesting birds.

Given the state of the site there seems little point in providing any detailed comment: clearly there can be little potential for legally-protected species to occur and therefore little in the way of compensatory features can be added. I would highlight that any works to watercourses are likely to require Ordinary Watercourse Consent (OWC) and any proposals should ensure that there is no reduction in ecological quality of any waterbodies. The application contains no detail on the proposed treatment of the watercourse – is there to be any outfall into the stream/ditch? The ecologist has recommended some enhancements to the watercourse as well as the use of native species planting within the developed site and I would endorse these. In addition, the removal of dense woody vegetation must be undertaken either outside the nesting birds season or under the supervision of a qualified ecologist.

If you are minded to grant permission could I suggest that ecological mitigation and enhancement measures are secured via condition:

Development works shall be carried out in accordance with ecological mitigation and enhancement measures set out within the Ecological Assessment (4 Woods Ecology, February 2014) unless otherwise approved in writing by the LPA. Reason: in order to secure adequate ecological mitigation and enhancement in accordance with the Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CS11 of the Havant Borough Local Plan (Core Strategy).

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

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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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