

Michelle Houghton

From: Norton, Tristan [Tristan.Norton@hants.gov.uk]
Sent: 15 January 2014 13:44
To: Daphney Haywood
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/13/00804 Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville. 13.1080

Dear Daphney,

APP/13/00804 Development of 293 residential units comprising of 6 x one bedroom, 115 x 2 bedroom, 132 x three bedroom and 40 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931. Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville. 13.1080

Thank you for consulting me on this application. Please accept my apologies for the delay in getting this further response to you – I hope this has not caused any difficulties.

I am now in receipt of some additional bat data analysis undertaken in 2013 by WSP. This information was in response to my request for further detail on the species of mouse-eared bat recorded at the Woodcroft Farm site. The additional information provided is most useful and does address my previous concerns – it appears that the very rare Bechstein's bat does not occur on site.

I therefore repeat my previous advice in that I am content that the likely ecological implications have been assessed realistically and that the proposed mitigation, compensation and enhancement measures detailed within Section 6 of the main ecology report are sound (although will require firming up). Therefore if you are minded to grant permission, could I suggest that any mitigation, compensation and enhancement measures are secured via a suitably-worded planning condition, such as:

Prior to commencement, an Ecological Mitigation and Enhancement Scheme for the site shall be submitted for written approval to the Local Planning Authority. This Scheme should include (but not necessarily be restricted to): location, extent and timing of vegetation loss; protected species protection (including results of any updating surveys, details of lighting strategy methods to prevent harm or disturbance); location, extent and composition of habitat creation; location and ongoing management of mitigation features such as new habitat, ponds, bat and bird boxes. Development shall subsequently proceed in accordance with any such approved Plan, with all biodiversity mitigation enhancement features permanently retained in accordance with the approved Plan. Reason: to conserve and enhance biodiversity in accordance with local and national planning policy.

I trust the above is suitable – if you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

Strategic Environmental Delivery Group,
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD
Direct Line: 01962 832335
Mobile: 07885 594878
E-mail: tristan.norton@hants.gov.uk; www.hants.gov.uk/biodiversity
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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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