

**SOUTHERN OFFICE**

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Mark Evans

PRC Group

12 Warren Yard

Warren Park

Milton Keynes, MK12 5NW

Our ref: RS/ 10538 EMCES/ EC

Dear Mark:

Building 6000, Langstone Park, Havant: Ecological Mitigation, Compensation and Enhancement Strategy – Phase 1

We understand that an Ecological Mitigation, Compensation and Enhancement Strategy is required relating to the B6000 element of this project. The conservation objectives for the demolition of the site are to avoid any negative impacts to protected species within the works area, and to enhance the biodiversity of the site wherever possible, with regards to the site potential and constraints and the nature of the proposed development.

Planning

Planning permission has been granted, subject to various conditions, which include the following ecological conditions(Ref: APP/22/00172):

-  Condition 12: a detailed Ecological Mitigation, Compensation and Enhancement Strategy is required;
-  Condition 24: a Construction Environmental Management Plan (CEMP) is required;
-  Condition 33: Prior to the commencement of each phase of the development details of the Ecological Mitigation, Compensation and Enhancement Strategy requirements secured under Condition 12 and how they relate to the relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority for that phase.

This letter report is focused on elements from Condition 12: Ecological Mitigation, Compensation and Enhancement Strategy, as required under Condition 33 for Phase 1 in relation to the Masterplan.

Condition 12 states the following:

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“Prior to the commencement of development in any phase, a detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the outline measures detailed within the Preliminary Ecological Appraisal (Phlorum, February 2022) and Biodiversity Net Gain Assessment (Phlorum, February 2022) unless otherwise agreed in writing by the local planning authority.

The Strategy shall include (but not necessarily be restricted to): details of all habitat and species mitigation measures; details of the ongoing management of all compensatory/enhancement habitat; location, type and number of all bat/bird boxes and other ecological enhancements; details of lighting.

All ecological compensation/enhancement measures shall be installed/implemented in accordance with ecologist’s instructions and retained in a location and condition suited to their intended function.”

Previous Reports

This document has been developed with reference to the findings contained within the previous Preliminary Ecological Appraisal (2022) and Biodiversity Net Gain Assessment (2022) compiled by Phlorum for Langstone Park (Masterplan), and the Construction Environmental Management Plan (CEMP) compiled by Phlorum in 2023 which specifically relates to phase 1 of the masterplan development (the demolition of building B6000).

Legislation

Contractors will be required to comply with all relevant environmental legislation and Best Practice guidance during their work. Protected species, including, species of reptiles and amphibians, all UK bats, the hazel dormouse dormice, otter, water voles and nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Some rare bird species also receive protection under Schedule 1 of the Act. European protected species also receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Badgers are afforded protection under the Protection of Badgers Act 1992.

Proposed Development

This report relates only to phase 1 of the masterplan development which is the demolition of building B6000. The National Grid Reference for the centre of building B6000 is SU 71341 05682. The survey area (building B6000) extends over approximately 1.1 hectares (ha). Langstone Park as a whole extends over 16 ha. Langstone Park lies directly below the A27 and Havant Bypass and is



situated within the village of Langstone. Langstone is a part of the Borough of Havant, Portsmouth. 700m to the south is Southmoor Lake which feeds directly to the English Channel.

The masterplan site comprises of buildings, hardstanding, amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch. However, during the PEA survey (2022) around building B6000 there was mainly hardstanding, amenity grassland and neighbouring onsite buildings. There are trees including lime (T64), pear (T65, T66, T67 and T68), Norway maple (T70) and Indian bean (T69) trees between 3m and 13m to the east, south and west of the building. Attached to this report is the Building B6000 Demolition Figure which shows that in phase 1 the building B6000 is being demolished and an area of hardstanding and external structures are being removed, alongside of the trees adjacent to B6000.

Protected Species

During the PEA (2022), it was found that the Langstone Park masterplan area offered low potential for roosting bats, moderate potential for breeding birds, low potential for foraging badgers, low potential for hazel dormice, low potential for reptiles, moderate potential for breeding, commuting and foraging water voles, moderate potential for breeding and commuting otters, high potential for stag beetles, and high potential for hedgehogs.

However, potential populations of badger, dormice, water voles, otters, stag beetles and hedgehogs will not be affected by the demolition of B6000. Furthermore, at the time of the PEA, building B6000 did not offer potential for roosting bats. As a result, currently the main protected species that could be impacted by the demolition of building B6000 are nesting birds.

Protected Species Mitigation Measures

Demolition Works

The building B6000 is to be demolished during phase : the masterplan development. An ecological watching brief is not required for this whole process, but a suitably qualified ecologist will perform a walkover of the site before works commence in line with the CEMP which has been prepared pursuant to Condition 24. The ecologist will give a toolbox talk to ensure all construction staff on site are aware of the potential protected species on site. If any protected species are found onsite during the demolition and construction phase all works will cease, and a suitably qualified ecologist should be contacted immediately.

Ecological Receptor Location:

An ecological receptor location will be maintained on site, away from the works area at all times, in case any protected species are discovered during the works. This receptor location will be outside the footprint of the works area but within the

site boundary. The receptor location will be an area, such as the woodland, which will not be disturbed by the future works on site. The area of scattered trees and broad-leaved woodland to the southeast of B6000 is being retained so has been identified as a suitable ecological receptor location.

Vegetation Clearance:

Phase 1 of the Masterplan development involves the removal of the trees adjacent to B6000. An ecological watching brief is not required for this process but a suitably qualified ecologist will perform a walkover of the site before works commence. The ecologist will give a toolbox talk to ensure all construction staff on site are aware of the potential protected species on site. If any protected species are found onsite during the demolition and construction phase all works will cease, and a suitably qualified ecologist should be contacted immediately.

Tree Protection:

All trees adjacent to B6000 are being removed prior to the demolition of B6000. There is an area of scattered trees and broad-leaved semi-natural woodland 50m to the southeast of B6000 which are being retained. However, the demolition works will be contained within the central part of the site and access to the compound will be from the west. Therefore, the root protection areas of retained trees will not be affected by disturbance, contamination and compaction during the proposed works. Tree protection fencing and temporary ground protection are not required for the demolition of B6000.

Light:

It is understood that Condition 36 requires details of proposed light phase of development. It is proposed that there will be no lighting for the demolition of B6000 and all work will be carried out during daylight hours. However, there is already existing lighting present in the wider area of Langstone Park, including security lighting. In the event that lighting is used for security reasons at night, then it must be reduced as much as possible to ensure no, or limited, impact on wildlife, such as bats. This will involve ensuring that:

- 🌿 No lights are directed at any boundary features such as trees;
- 🌿 Shields/hood are used on lights to reduce light spill and glare; and
- 🌿 Lights are turned off when not needed, and so timers and/or sensors are used to controls the lights where possible.

Nesting Birds:

A suitably qualified ecologist will check the site for active nests and sign breeding activity before demolition begins. This will include ground nesting birds. If any nests are found then a buffer area will be created around the nest and left until the birds have fledged. The buffer area should be fenced off and appropriate warning signs attached so staff know why it is fenced off.



Further Long-term Ecological Mitigation, Compensation and Enhancement Plans

This report does not constitute a full Ecological Mitigation, Compensation and Enhancement Strategy. Because phase 1 of the masterplan development only involves the demolition of building B6000, other ecological compensation and enhancements such as the installation of bird and bat boxes, and habitat enhancements detailed in the Biodiversity Net Gain Assessment (2022) for Langstone Park such as the retention of grassland and ruderal vegetation, the creation of introduced shrub and green roof, and the enhancement of grassland and woodland, are not relevant to this phase.

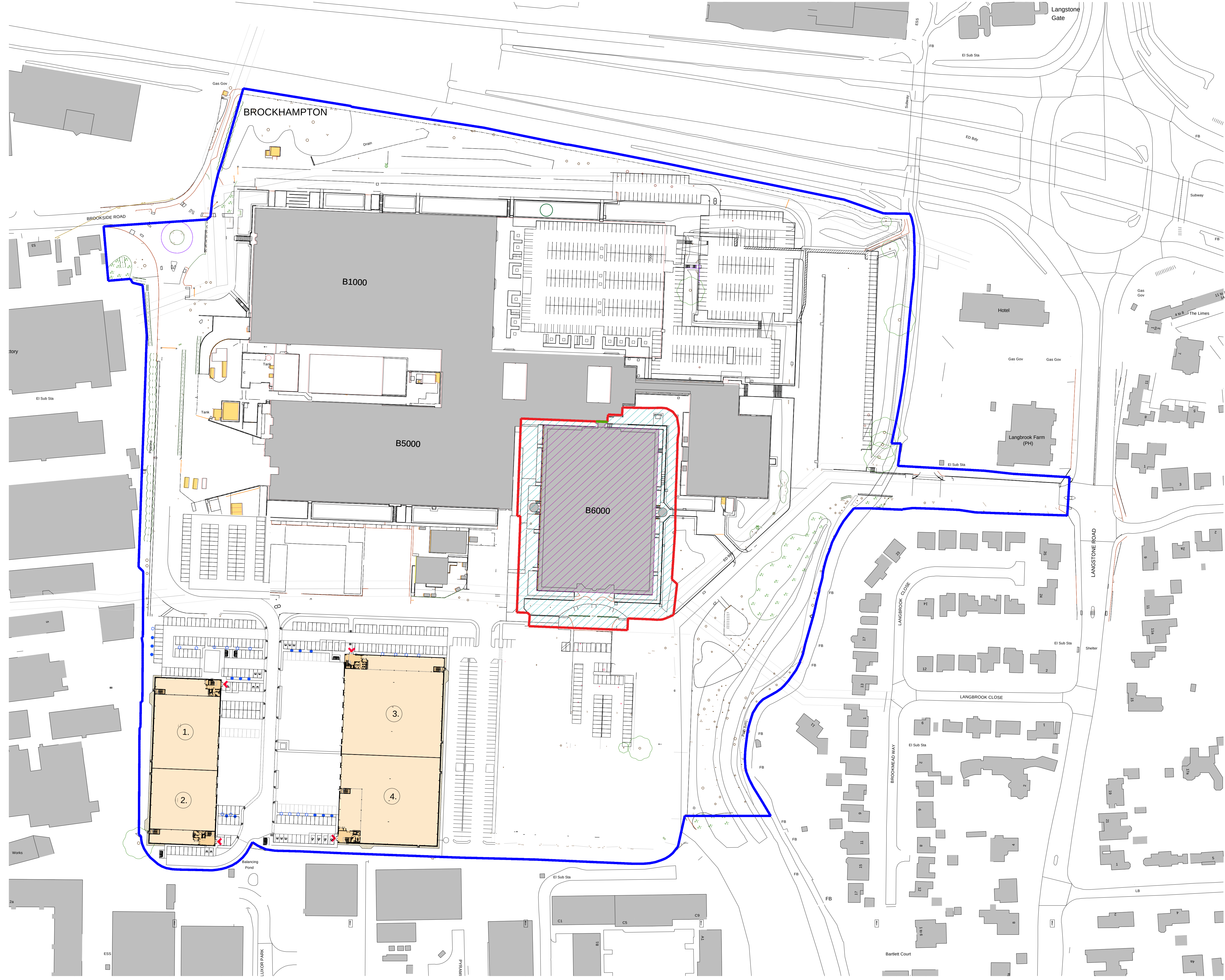
A full detailed Ecological Mitigation, Compensation and Enhancement Strategy will be required before future phases of the development at Langstone Park commence in order to fulfil condition 12, as required by condition 33. A suitably qualified ecologist must be consulted for the production of this report taking into account information from the previous Preliminary Ecological Appraisal (February 2022) and Biodiversity Net Gain Assessment (2022) compiled by Phlorum for Langstone Park (Masterplan).

Yours sincerely



Eleanor Curran
Environmental consultant

Encs.



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: _____ Drawn/Chkd: _____ Date: _____

KEY:

DEMOLITION SITE AREA

B6000 STRUTURCE TO BE DEMOLISHED TO UNDERSIDE OF SLAB

HARD SURFACING & EXTERNAL STRUCTURES TO BE REMOVED

OPENING TO EXISTING B4000 TO MADE WATERTIGHT AND SAFE TO MATCH EXISTING

N

Client:

XLB PROPERTY & HAVANT S.a.r.l. (Luxembourg)

Project:

LANGSTONE PARK HAVANT

Drawing Title:

B6000 DEMOLITION PLAN

Scale @ A1:

1:1000

Checked by:

ME

Date:

JUNE 23

Job No:

11392

Stage:

PL

Drawing No:

017

Rev:

*

Issue Status:

Construction ☐ Preliminary ☐

Information ☐ Approval ☐

Tender ☐

Architecture

Planning

Master Planning

Urban Design

Interiors

Landscape

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