

[REDACTED]

From: Norton, Tristan [REDACTED]
Sent: 27 January 2021 11:17
To: Oliver, Lewis
Cc: Havant Planning and Development Mailbox New
Subject: APP/20/00761 Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant. 20.1287

Dear Lewis,

APP/20/00761 | Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. | Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant. 20.1287

Thank you for consulting me on this application. Thank you for your patience while I have reviewed recent additional information relating to bats and lighting.

The application is accompanied by a report (HES, July 2020) detailing the results of bat emergence surveys of two trees within the site that are scheduled for removal: this report was mentioned in previous submissions but details were not provided. I am content that sufficient survey effort was carried out on these two trees and that a sensible way forward has been reached. No further effort is required for tree-roosting bats.

If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Appraisal (FPCR, August 2020) and Bat emergence report (HES, July 2020) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement measures shall be retained in a location and condition suited to their intended function Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Some additional information has been provided by Mr Andy Marshall of Brackley Investments Ltd relating to artificial lighting. I had previously commented that light spillage onto retained woody vegetation at the site's boundaries was unacceptably high and would likely render these areas less suitable for flying bat species. Given the site's location, and the presence of very rare bat species locally, the need to minimise any excess light spillage onto bat flight corridors is essential.

The new details provided include recommendations for the reduction of light spillage in specific locations, using cowls on column lights and replacing some columns with bollard lighting. This should reduce the spillage of light onto adjacent vegetation. I am content with this in principle and, if you are minded to grant permission, would suggest that a fully-detailed lighting strategy (that shows accurate lux contours for the entire site, and which has been produced in conjunction with the applicant's ecological advisors) be secured by condition.

Prior to the commencement of development activities, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall demonstrate how artificial lighting has been minimised to avoid impacts to bat species, particularly at the southern and eastern site boundaries, and should be produced in accordance with ecologists

recommendations. Development shall then proceed in strict accordance with any agreed details. Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, NERC Act 2006, NPPF 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

**Senior Ecologist
Ecology Team**

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Coronavirus (Covid-19)

Hampshire County Council's response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Council's response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.



Hampshire Services offers a range of professional consultancy services to partner organisations. Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

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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.