

Dear Kayleigh,

APP/24/00606 | Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure. | 8 Downley Road, Havant, PO9 2JD

Thank you for consulting me on this application. The application is accompanied by an amended Ecological Appraisal (FPCR, January 2025), amended Biodiversity Net Gain Report (FPCR, January 2025) and an amended BNG Statutory Metric (also FPCR, January 2025). The site contains extensive areas of hard surfacing and with relatively small areas of modified grassland present alongside small areas of bramble-dominated scrub, small trees and some herbaceous vegetation. Two modern commercial buildings are also present. I am content that the site is not of significant value in terms of habitats. Subsequently, the site is considered generally unsuitable for supporting populations protected and notable species. There are records of foraging/commuting bats from the wider area but the buildings on site are considered to offer negligible potential for roosting bats and the absence of any substantial vegetation is unlikely to attract foraging bats. The limited areas of scrub habitat are considered suitable for small numbers of common and widespread bird species, and there is limited potential for common reptile species to occur.

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

Development shall proceed in accordance with the ecological avoidance, mitigation, and enhancement measures as detailed in the Ecological Appraisal (FPCR, July 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

The site is subject to mandatory Biodiversity Net Gain (BNG). I am content that the BNG process has been followed correctly and that sufficient information has been submitted. The Metric calculations estimate an increase in 0.48 biodiversity habitat units (a 50% increase), and an increase of 0.45 hedgerow units (% not calculable due to a zero baseline). The BNG uplift can be accommodated entirely on site. For the purposes of this application it is assumed that all on-site BNG measures are 'significant' and that they should be secured through an appropriate planning condition or legal obligation and maintained for a period of 30 years following an agreed completion of development date.

If you are minded to grant permission, can I suggest that BNG measures are secured by condition. The deemed condition states that a Biodiversity Gain Plan be submitted to and approved by the local planning authority prior to the commencement of development.

Suggested wording is as follows:

- *Unless otherwise approved in writing by the Local Planning Authority, a Biodiversity Gain Plan shall be prepared in accordance with the Ecological Appraisal (FPCR, January 2025), BNG report (FPCR, January 2025) and BNG Statutory Metric (FPCR, January 2025) and must include:*
 - (1) *information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;*
 - (2) *the pre-development biodiversity value of the on-site habitat;*
 - (3) *the post-development biodiversity value of the on-site habitat;*
 - (4) *any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;*
 - (5) *any biodiversity credits purchased for the development; and*
 - (6) *any such other matters as the Secretary of State may by regulations specify.*

- *The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:*
 - (7) *a non-technical summary;*
 - (8) *the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
 - (9) *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
 - (10) *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
 - (11) *the monitoring methodology and frequency in respect of the created or enhanced habitat.*

- *Notice in writing shall be given to the Council when the:*

(a) HMMP has been implemented; and

(b) habitat creation and enhancement works as set out in the HMMP have been completed.

- *No [] shall take place until:*

(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

- *The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*
- *Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.*

Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

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

Kind regards,

Tristan

Tristan Norton

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