

Dear Tina,

APP/25/00006 | Erection of 1No. detached two bed dwelling to vacant land. | Land adjacent to 65 Andrew Crescent, Waterloooville, PO7 6BG

Thank you for consulting me on this application.

The application is accompanied by a newly amended Biodiversity Net Gain Small Sites Metric (Tom Peters - ATP Architectural Design, 26 March 2025). The applicant is proposing an overall gain of 24.33% (or an increase of 0.180 habitat units). The Metric is now completed and acceptable.

The development is required to accord with the BNG deemed condition at 13 (1) and (2) of Schedule 7A of the Town and Country Planning Act 1990. In practical terms this requires the submission of a Biodiversity Gain Plan and that the development is not commenced until that Biodiversity Gain Plan is approved by the Local Planning Authority.

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Small Sites Metric (Tom Peters - ATP Architectural Design, 26 March 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.*

As the proposed BNG is within the curtilage of private dwellings it is not possible to secure this through legal agreement for 30 years. In order to ensure that the proposed BNG is implemented and secured for a reasonable period, I would suggest that a Landscape Management Plan is secured by condition.

The development shall not commence until a Landscape Management Plan (LMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The LMP shall include:

- (7) *a non-technical summary;*
- (8) *the roles and responsibilities of the people or organisation(s) delivering the LMP;*
- (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:

- (12) *LMP has been implemented; and*
- (13) *habitat creation and enhancement works as set out in the LMP have been completed.*

The created and/or enhanced habitat specified in the approved LMP shall be managed and maintained in accordance with the approved LMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with 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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Advanced notice of leave: 7-22 April 2025



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