Consultee Comments for Planning Application APP/24/00246

Application Summary
Application Number: APP/24/00246
Address: Unit 1, Victoria Road, Waterlooville, PO7 7ET
Proposal: Outline application following demolition of the existing bungalow and commercial property; construction of 22 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.
Case Officer: Arleta Miszewska

Consultee Details
Name: Consultee Principal Ecologist
Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Email: Not Available
On Behalf Of: Ecologist, Planning Policy Team

Comments
Dear Arleta,

APP/24/00246 | Outline application following demolition of the existing bungalow and commercial property; construction of 22 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping. | Unit 1, Victoria Road, Waterlooville, PO7 7ET

Thank you for consulting me on this application.

The application is accompanied by an amended Preliminary Ecological Appraisal (Daniel Ahern Ecology, July 2024).

The site is not considered to be of significant ecological value, containing hard surfacing, a modern commercial building and a small bungalow dwelling.

The new buildings provide an opportunity for embedded biodiversity enhancements. For example, the taller building could readily incorporate a number of integral nest bricks for Common Swift as well as bat roosting units. These features are inexpensive and can be matched to chosen external finishes. I would expect details of such enhancements to be included. Aside from recommendations within the ecology report there are no details of any such features. Similarly, the proposed landscaping is an opportunity foe ecological enhancements: minimal details are provided and I would like to see further information at this stage in order to ensure that biodiversity opportunities are maximised at this location.

I am content that the proposed development qualifies under the de minimis exemption for

mandatory Biodiversity Net Gain.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

If you have any queries, please dont hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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