

APP/24/00866 | Construction of two bedroom detached dwelling with soft and hard landscaping, parking and amended commercial refuse store. | Land to the rear of 8 Highfield Parade, Waterloooville, PO7 7QH

Thank you for consulting me on this application. The application is not accompanied by any ecological information. The application site comprises predominantly hard surfacing of minimal/no ecological value, although the proposal includes the loss of an area of grassland with shrubs/small trees at the southern end.

Based on my review of the submitted information, the proposal will be eligible for mandatory Biodiversity Net Gain, and I would strongly advise the applicant to engage the expertise of a professional with BNG experience to ensure that any statutory BNG requirements can be met. The area of grassland with shrubs/small trees at the southern edge of the site is to be removed and appears to exceed the 25m² threshold for claiming the de minimis BNG exemption. This habitat would not have a biodiversity value of less than zero. It would therefore not be in accordance with Provision 4 (3)(a) of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Further information is required.

NPPF, Circular 06/2005 and Natural England Standing Advice, 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 Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist