

Consultee Comments for Planning Application APP/24/00330

Application Summary

Application Number: APP/24/00330

Address: Land to the west of B&Q, Purbrook Way, Havant

Proposal: Erection of retail foodstore with associated car parking, access, landscaping and engineering works.

Case Officer: Kayleigh Taylor

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 Kayleigh,

APP/24/00330 | Erection of retail foodstore with associated car parking, access, landscaping and engineering works. | Land to the west of B&Q, Purbrook Way, Havant

Thank you for consulting me on this application. This is a new application on the site of the previously approved, and partly commenced, APP/20/01221.

To reflect changes in site layout, the application is accompanied by an amended Biodiversity Net Gain Report (RPS, July 2024) and accompanying BNG Metric and Condition Assessments (amended, RPS, July 2024).

The BNG assessment is based upon a modified site habitat baseline from the permitted scheme. The bulk of vegetation was cleared in 2023 in accordance with the permitted scheme, and the new baseline is calculated based on the part-cleared site. This is in accordance with BNG legislation and guidance. There is no fundamental issue with the submitted BNG calculations, with an estimated 94% gain in habitats. However, the Metric trading rules are not currently satisfied. The loss of woodland to create the new pedestrian/cycle link to the east will require woodland habitat to be found. The BNG report states that off-site units/credits will be used. This is an acceptable outcome in respect to BNG and the applicant will need to provide full details of any off-site BNG provision within a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prior to commencement: I have included this within a recommended condition.

The LPA is obliged to secure any significant on-site BNG provision through legal agreement rather than planning condition. I would welcome clarification from the applicant on the extent of on-site

habitat considered to be significant in the context of BNG. The default position from the LPA is that all BNG habitat on-site is significant. It is a legal requirement of BNG that all significant habitat is secured and managed appropriately for at least thirty years. Similarly, all off-site BNG provision (once acquired) will need to be legally secured.

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:

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Report (RPS, July 2024) and BNG Metric and Condition Assessments (RPS, July 2024) 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.

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

Kind regards,

Tristan

Tristan Norton

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