

Consultee Comments for Planning Application APP/24/00298

Application Summary

Application Number: APP/24/00298

Address: 51 Winifred Road, Waterloooville, PO7 7TD

Proposal: Installation of a two storey chalet bungalow (Revised).

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Tina,

APP/24/00298 | Installation of a two storey chalet bungalow (Revised). | 51 Winifred Road, Waterloooville, PO7 7TD

Thank you for consulting me on this application.

The application is not accompanied by any detailed ecological assessment although does include a completed Small Sites Metric in relation to Biodiversity Net Gain, for which this proposal is eligible.

The site comprises a small residential garden plot containing vegetation in the form of grassland, herbage, trees and shrubs. It is apparent from my review of aerial imagery that the site has been at least partially cleared of vegetation at some stage in the past.

Clarification is needed on the date at which trees within the site were removed. The presence of cleared trees is shown on the submitted proposed site plans (McAndrew Martin Ltd, December 2023), and trees or large shrubs are shown on aerial imagery that I am able to access. This is pertinent as the removal or degradation of habitats, including trees, prior to BNG Metric calculations will not provide an accurate assessment of biodiversity value upon which to base BNG percentage losses/gains and unit requirements.

Otherwise, the submitted BNG Small Sites Metric states that with a combination of retention and gains in three habitats Vegetated Garden, Native Hedgerow and Small Trees - the proposal will achieve gains of greater than 10% for area habitats and hedgerows. I cannot see on the proposed site plan where the five new trees are to be planted: this requires clarification.

It is the obligation of the applicant to ensure that a Biodiversity Gain Plan (and any necessary supporting information) is provided prior to commencement of development. The Gain Plan will need to include full details of how 10% BNG will be achieved. The applicant should be aware that they are responsible for securing any off-site BNG units: without the Gain Plan development may not be commenced. The market for off-site BNG units (or parts thereof) is embryonic and the applicant may find difficulties in securing the necessary habitat. In that case, it may be necessary to provide all or some of the BNG requirement within the application red line. Any significant on-site BNG will need to be secured through a planning obligation.

Following clarification of the matters detailed above I can provide finalised comments.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX