

APP/24/00342 | Outline Planning Application for the development of up to 190 units, with associated vehicular access, infrastructure and landscaping (all matters reserved except access). | Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Thank you for consulting me on this application.

The application is accompanied by an Ecological Impact Assessment (LC Ecological Services, April 2024), a Biodiversity Net Gain report (LC Ecological Services, April 2024) and a completed BNG Metric (LC Ecological Services, March 2024). This is a substantial development, approximately 8% of which lies within Havant Borough. This portion of the site comprises the already constructed roads of Merritt Way and Powell Drive. The submitted Biodiversity Net Gain report show that the land within Havant Borough is entirely sealed surface and there has a BNG value of zero. There is a possibility that Hedgerow 1 falls within Havant Borough, but it appears that this hedgerow will remain unaffected. On that basis, there can be no requirement for BNG measures within the Havant Borough portion of the site and the site would qualify for the de minimis exemption. I would recommend that the applicant provides a statement to this effect, if it is indeed accurate.

Similarly, given the apparently minimal habitat within the Havant Borough portion of the site, there is no potential ecological impact identified. No mitigation measures are therefore required.

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

Kind regards,

Tristan

Tristan Norton

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