

Consultee Comments for Planning Application APP/24/00246

Application Summary

Application Number: APP/24/00246

Address: Unit 1, Victoria Road, Waterloooville, 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

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, Waterloooville, PO7 7ET

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (Daniel Ahern Ecology, May 2024).

The site is not considered to be of significant ecological value, containing hard surfacing, a modern commercial building and a small bungalow dwelling. Whilst I am content that the site overall is of negligible ecological value, the PEA does not include an assessment of the dwelling. I would request clarification of its suitability for protected species or indeed whether it is included within the proposed development at all. This information will be required prior to determination and cannot be left to condition.

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.

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 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