

Our Ref: PE0026/LT/HS
Date: 5th December 2024

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Sent by email

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Dear Tristan

APP/24/00777 | Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters. | Land at Waterloo Park, Elettra Avenue, Waterlooville

Thank you for providing feedback on the Ecological Impact Assessment (Harris Lamb, September 2024) and a Biodiversity Net Gain Metric and associated condition assessments (Harris Lamb, September 2024) for the above scheme. Below sets out additional information which we trust will resolve the points raised.

Firstly, we apologise for the confusion caused between the PEA and the metric and the reference of removal of trees on site. Historic discussions had taken place about the impact of development on existing trees as the scheme layout evolved (which resulted in bat survey when it was possible they were not being retained) and unfortunately the conclusions of these discussions made their way into the submitted PEA. However, the application now is submitted in outline and currently the two trees in question (labelled T16 and T17 in the submitted preliminary arboricultural assessment (Barrell Tree Consultancy, 2024)) are not proposed for removal to facilitate the development. The metric was prepared on this basis. However, should they be proposed for removal at the RM stage we acknowledge the need to update the metric to reflect their loss and to take account of how we will seek to achieve 10% net gain across the site as a whole.

In relation to reptiles, the extent of habitat on site which is suitable for reptiles is very limited and has not become more suitable since 2018. As no reptiles were recorded in 2018 and at the time a survey was undertaken as a precaution in case an isolated population was present. The habitats on site have limited suitability only confined to a few small areas and is largely separated from more suitable habitat through development and road infrastructure making the site unlikely to support a population of reptiles. However, recognising that it can never be fully ruled out that individual reptiles may be present (albeit low risk) we recommend that a RAMS in relation to reptiles is secured via condition during the construction period and overseen by a suitably experienced ecologist, as a precaution.

We agree to providing a single, site-wide Ecological Mitigation, Compensation and Enhancement Strategy secured by condition relevant to the outline scheme and stage of detail to be submitted to an approved in writing by the Local Planning Authority which can guide future RMAs and BNG offsetting requirements. The Plan shall be in accordance with the ecological avoidance, mitigation, and compensation measures as detailed in the Ecological Impact Assessment (Harris Lamb, September 2024) unless otherwise agreed in writing by the Local Planning Authority, or updated by subsequent RMA assessments.

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RTP
mediation of space - making of place



We confirm that a Biodiversity Gain Plan and Habitat Management and Monitoring Plan will be provided post permission as per the statutory requirements of the Environment Act 2021.

Yours sincerely

Dr Holly Smith, Director