

Consultee Comments for Planning Application APP/24/00292

Application Summary

Application Number: APP/24/00292

Address: Land to the rear of 57 London Road, Cowplain, Waterloooville, PO8 8UJ

Proposal: Erection of a detached two bed dwelling, following demolition of existing wall, with associated parking and access.

Case Officer: David Eaves

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 David,

APP/24/00292 | Erection of a detached two bed dwelling, following demolition of existing wall, with associated parking and access. | Land to the rear of 57 London Road, Cowplain, Waterloooville, PO8 8UJ

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 an expanse of sealed hard surfacing situated within a densely developed location. The proposed site does contain two discrete areas of what is described as overgrown vegetation on the site plan and as native hedgerow with trees of medium distinctiveness in the BNG Metric. I would suggest that clarification is sought on the character and quality of this habitat: does the area to be affected actually contain trees and is it of moderate quality? If it is simply a species-poor length of hedgerow then it may be more accurately described as of low distinctiveness. The reason I raise this issue is that the loss of the stated medium distinctiveness hedgerow with trees results in an overall loss of biodiversity units which would require either further plantings on site, or off-site provision. From my review of online imagery dating to April 2022, the habitat appears to be overgrown Bramble scrub. Please can the applicant clarify this issue, perhaps with recent site photographs showing the vegetation?

Following conformation of this matter, 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

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