

Consultee Comments for Planning Application APP/24/00841

Application Summary

Application Number: APP/24/00841

Address: 34 Pennant Hills, Havant, PO9 3JZ

Proposal: 1No. 3 bedroom house on land belonging to 34 Pennant Hills.

Case Officer: Lesley Wells

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 Lesley,

APP/24/00841 | 1No. 3 bedroom house on land belonging to 34 Pennant Hills. | 34 Pennant Hills, Havant, PO9 3JZ

Thank you for consulting me on this application.

The application is accompanied by a completed Biodiversity Net Gain Small Sites Metric (Mr Paul Davey on behalf of Mr Kevin Fegan, October 2024). The Metric has been completed correctly and is acceptable.

The site was previously a partly vegetated garden. Habitat apparently including lawn as well as an apple tree and other shrubs/vegetation (details obtained from officer committee report for previous permitted scheme APP/24/00191 had been cleared in accordance with that previous permission.

The BNG Metric shows that the baseline habitat within the site is bare ground, a Low distinctiveness habitat in the Urban category. This is proposed to be replaced with a larger area of the same habitat. However, it looks as though the created post-development habitat should be vegetated garden as the comment in the Metric states lawn and shrub beds. This error does not in fact change the Metric outcome, as both habitats are of Low distinctiveness. I would however suggest that this error is corrected and an amended Metric provided for completeness. The BNG calculations deliver an estimated 18.1% uplift which is acceptable.

BNG measures must be secured for a minimum of 30 years. Given the relatively limited value (beyond the site scale) of the on-site habitats, and those to be created post-development, a full legal agreement such as a Section 106 may not be appropriate. Therefore, a planning condition

would be the alternative mechanism for securing BNG. Details of how the proposed on-site habitat features are to be managed, maintained and secured for the required 30 years period can be provided within a completed Biodiversity Gain Plan this is a mandatory part of BNG, to be provided post-permission.

If you are minded to grant permission, can I suggest that BNG measures are secured by condition. The deemed condition states that a Biodiversity Gain Plan be submitted to and approved by the local planning authority prior to the commencement of development.

Suggested wording is as follows:

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Small Sites Metric (Mr Paul Davey on behalf of Mr Kevin Fegan, October 2024) and must include:

- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;
- (2) the pre-development biodiversity value of the on-site habitat;
- (3) the post-development biodiversity value of the on-site habitat;
- (4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;
- (5) any biodiversity credits purchased for the development; and
- (6) any such other matters as the Secretary of State may by regulations specify.

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (7) a non-technical summary;
- (8) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (9) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (10) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (11) the monitoring methodology and frequency in respect of the created or enhanced habitat.

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