

Consultee Comments for Planning Application APP/24/00268

Application Summary

Application Number: APP/24/00268

Address: Land between, 26-32 Padnell Road, Waterloooville

Proposal: Erection of 2No.3bed and 2No.1bed dwellings associated parking and bin/cycle storage.

Case Officer: Tina Pickup

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 Tina,

APP/24/00268 | Erection of 2No.3bed and 2No.1bed dwellings associated parking and bin/cycle storage. | Land between, 26-32 Padnell Road, Waterloooville

Thank you for consulting me on this application.

The application is accompanied by an updated Ecological Assessment (4 Woods, April 2024) which is a further update to a previous 2021 site visit and report. It is clear that having previously been cleared of all vegetation, the site has been unmanaged and now supports rather lush grassland with scrub. The submitted Biodiversity Net Gain (BNG) Metric describes the site as supporting modified grassland and two different types of scrub habitat. I am satisfied that the site has been subject to appropriate survey and that the submitted BNG Metric has been completed by a suitably competent person.

In terms of protected and notable species, the site is considered to offer habitat suitable for nesting birds and hedgehogs and appropriate avoidance and mitigation measures are provided. These are acceptable.

The BNG process does not require that post-development habitats are submitted at the application stage. On that basis, it is currently not clear exactly how the required 10% BNG is to be delivered. 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 Pan 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.

If you are minded to grant permission, can I suggest that all ecological avoidance, mitigation and enhancement measures are secured by condition. Mandatory BNG is automatically subject to condition.

Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures detailed in the Ecological Assessment (4 Woods, April 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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