

From: Norton, Tristan <Tristan.Norton@havant.gov.uk>

Sent: Friday, October 25, 2024 8:47 AM

To: Taylor, Kayleigh <Kayleigh.Taylor@havant.gov.uk>

Cc: Norton, Tristan <Tristan.Norton@havant.gov.uk>

Subject: APP/24/00408 | Replacement of existing two bedroomed prefabricated residential building with two bedroomed traditionally built bungalow. | Littlebarn Way, Higworth Lane, Hayling Island, PO11 0QZ

Dear Kayleigh,

APP/24/00408 | Replacement of existing two bedroomed prefabricated residential building with two bedroomed traditionally built bungalow. | Littlebarn Way, Higworth Lane, Hayling Island, PO11 0QZ

Thank you for consulting me on this application.

The application is accompanied by a completed Biodiversity Net Gain Small Sites Metric (Ian Murray, June 2024 but amended October 2024). The Metric has been completed correctly and is acceptable. Previous queries over the nature of habitats affected have been clarified and the outcome is now acceptable. The proposed development will result in a 10.17% increase in habitat units and a c.88% increase in hedgerow units.

BNG measures must be secured for a minimum of 30 years. Given the apparently 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. However, given that the estimated BNG delivers just over the mandatory 10% uplift, it will be necessary to secure almost all BNG measures for 30 years in order for the 10% requirement to be met for the necessary period. 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 (Ian Murray, June 2024 amended 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

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