

APP/25/00185 | Outline application for construction of a single storey two bed dwelling to the west garden area with a new access from St Catherines Road to become 14A St Catherines Road. | 14 St Catherines Road, Hayling Island, PO11 0HE

Thank you for consulting me on this application. The application is accompanied by an amended Biodiversity Net Gain Small Sites Metric (Gosport Surveying Associates Limited, 30 June 2025). The applicant will need to provide an updated site baseline plan.

The previous BNG Metric discrepancies have been addressed, and the submitted metric concludes that there will be an overall loss of 0.0750 habitat units (low distinctiveness), equating to a -11.53% habitat unit deficit. Hedgerow loss will occur, although proposed hedgerow enhancements will result in a 13.94% gain in hedgerow units. As BNG is largely a post-permission matter, the fact of a deficit at application stage is acceptable. The submitted Biodiversity Gain Plan states in section 4.3 that they are 'not using BNG habitat creation enhancements or off-site purchases in any other scheme' and at 4.4. that they will use 'offsite units from BNGx'. BNGx is an online BNG unit broker. The use of an off-site BNG unit provider (a habitat bank) is fine, and full details of any units purchased and attributed solely to this development will be required within a post-permission Biodiversity Gain Plan.

In summary, the amended calculations presented in the BNG Metric are now satisfactory. Provided that a scaled site baseline plan is provided, I would recommend that all BNG requirements are secured through condition. Recommended condition wording is provided below.

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Small Sites Metric (Gosport Surveying Associates Limited, 30 June 2025) 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.*

Notice in writing shall be given to the Council when the:

- (12) *HMMP has been implemented; and*
- (13) *habitat creation and enhancement works as set out in the HMMP have been completed.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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