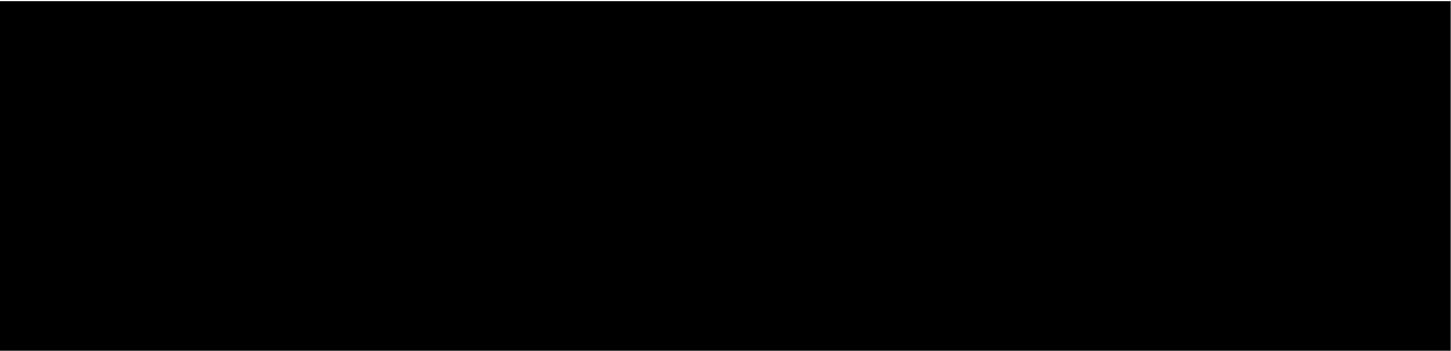




Dear Kayleigh,

APP/25/00172 | Application for non-material change to planning permission APP/24/00330 relating to amendment to BNG Baseline Position. | Land to the west of B&Q, Purbrook Way, Havant

Thank you for consulting me on this application.

The application is accompanied by a Biodiversity Net Gain Report (RPS, March 2025) and accompanying two Statutory BNG Metric and Condition Assessments (amended, RPS, March 2025).

I can confirm that the submitted information – comprising an amended BNG solution - is acceptable and provides sufficient detail to reassure the Local Planning Authority that ecological matters will be addressed appropriately in terms of timings and methods. A recalculation of the on-site baseline has been carried out, based on the initial 2020 site visit and aerial photography.

The proposed development would result in a 79% habitat unit deficit. Only a small proportion of this deficit can be addressed within the development site and therefore an off-site solution is required. The applicant has stated that they will purchase off-site BNG units from the Iford Estate in Sussex. The Iford Estate is a registered BNG habitat bank and undertakes the conversion of arable land to various semi-natural habitats including broadleaved woodland, scrub and grassland. The off-site location is not ideal in respect to the Borough's biodiversity but this is acceptable in terms of BNG legislation.

In summary, the submitted information in relation to BNG is satisfactory and should be implemented as described. BNG measures can be secured by the use of amended condition wording as per APP/24/00330, ensuring that the relevant conditions reference the amended Biodiversity Net Gain Report (RPS, March 2025) and accompanying Statutory BNG Metrics and Condition Assessments (amended, RPS, March 2025). All off-site BNG will need to be secured for a minimum of 30 years and will be subject to an agreed monitoring schedule: this is secured through condition, the result of which is a submitted Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

The applicant will need to enter into a legal agreement with the Iford Estate. Havant Borough Council will need to see evidence of this agreement and that the necessary BNG units have been attributed solely to this development.

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

Kind regards,

Tristan

Tristan Norton

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