

APP/25/00825 Erection of a new dwelling with associated drive and parking. 78 Durley Avenue, Waterlooville, PO8 8UZ

Thank you for consulting me on this application which is now accompanied by some additional information. An amended Biodiversity Net Gain Small Sites Metric (Oliver Lewis/Joe's Blooms, 5 December 2025) has been provided, alongside a BNG exemption statement. Again, if the proposal is exempt from BNG then it is not necessary to provide a BNG Metric. The self-build and custom build exemption will need to be agreed by the Council – I am basing these comments on the assumption that no exemptions apply and that BNG is required. If the Council considers that an exemption is valid then the comments below in relation to BNG do not apply.

The submitted BNG Metric now includes in its calculations the trees and shrubs to be removed to facilitate development. The submitted Arboricultural Impact Assessment (Fallen and Found, November 2025) states that several trees and groups of bushes are to be felled/removed.

The Biodiversity Net Gain assessment has been undertaken correctly. The submitted BNG metric calculations conclude that the proposed development will result in a habitat unit loss of -0.95 which equates to a 96.97% overall loss. No indication is provided of how this loss will be offset.

If you are minded to grant permission, 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 Statutory Small Sites Metric (Oliver Lewis/Joe's Blooms, 5 December 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

Principal Ecologist