

Dear Selina,

APP/25/00936 | Proposed Dwelling | 4 South Close, Havant, PO9 2TD

Thank you for consulting me on this application

I have reviewed the submitted Ecological Impact Assessment (FWAG South East LLP, September 2025) and Statutory Biodiversity Metric (Kate Ellis, November 2025). The site comprises an existing residential garden containing modified grassland, hard surfacing, and a length of ornamental boundary hedging. I am content that the site is of relatively limited ecological value overall in terms of habitats. The site is considered to offer limited potential for supporting protected and notable species, albeit with some potential for widespread 'garden' nesting bird species to be present. Overall, impacts to protected and notable species are considered unlikely and no additional survey information is necessary.

The new dwelling offers potential for embedded ecological enhancements, and I would therefore wish to secure these through condition: details are provided below.

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 deficit of -0.02 which equates to a -22.22% overall loss. No indication is provided of how the anticipated loss will be addressed. The BNG hierarchy dictates that on-site measures should be the first consideration and there would appear to be ample space within the developed site for efforts to address the BNG requirement. This information can be provided in the post-permission Biodiversity Gain Plan.

If you are minded to grant permission, can I suggest that all ecological measures are secured by the following conditions:

Development shall proceed in accordance with the ecological avoidance and mitigation measures detailed within the Ecological Impact Assessment (FWAG South East LLP, September 2025). In addition, the new dwelling shall incorporate a minimum of integral or externally mounted nest boxes for Common Swift, installed as per manufacturer's instructions and two integral or externally mounted roosting units for bats, installed as per manufacturer's instructions. Reason: to protect biodiversity 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.

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 Metric (Kate Ellis, November 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