

Dear David,

APP/25/00228 | Construction of 2 No three bedroom dwellings with associated parking soft and hard landscaping, refuse and cycle store on land to the south of 13 Tennyson Crescent. | Land South of 13 Tennyson Crescent, Waterloooville, PO7 6AE

Thank you for consulting me on this application. The application is accompanied by a Preliminary Ecological Appraisal (Daniel Ahern Ecology, March 2025) as well as a Statutory Biodiversity Net Gain Metric (Daniel Ahern Ecology, February 2025).

Overall, I am content that the site is of relatively limited ecological value, comprising a typical residential garden plot containing managed lawn, ornamental herbaceous and woody plantings including a coniferous hedge at the north-eastern boundary. Two large, mature Oak trees are situated just over the northern boundary. I note the third-party comments relating to general wildlife in the area.

I would request clarification on the extent to which the construction of the new dwelling may impact potential bat roosting habitat on the adjacent dwelling. The new dwelling will presumably require disruption of roof materials and potentially sections of hanging tiles on the existing dwelling. No discussion of the existing dwelling and the potential impacts of the proposal is provided within the Preliminary Ecological Appraisal. The PEA is generally light on descriptive detail of the on-site habitats, describing them as in BNG terms as the generic category 'vegetated garden'. I would note that BNG is additional to usual requirements for ecological information, and the Council expects ecological submissions to be appropriately detailed in terms of describing application sites fully.

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 0.04 which equates to a -68.16% overall loss. No firm details of how this loss will be addressed are provided, except a statement that the applicant will seek BNG units from an off-site provider..

Following clarification on the bat issue above, and if you are minded to grant permission, I would be happy that all ecological measures are secured by condition. A suggested condition for BNG is as follows:

A Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Net Gain Metric (Daniel Ahern Ecology, February 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