APP/24/01027 | Proposed siting, design and external appearance of a polytunnel and a metal storage container for the purposes of cut flower growing. | Land at Northney Farm, south and west of Northney Road, Hayling Island, PO11 0RX

Thank you for consulting me on this application. The application is now accompanied by a Statutory Biodiversity Net Gain Metric (Bethan Knights, November 2025).

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 gain of 1.26% which is less than the mandatory 10%. Hedgerow units show an increase of 17.12%.

No details of how the habitat unit 10% gain will be met are provided. The applicant can choose to provide that additional habitat on-site or off-site. I would suggest that on-site would be simpler e.g. by providing an additional area of low distinctiveness habitat (e.g. cropland) to reach the 10% threshold.

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 (Bethan Knights, 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

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