

Dear Lesley,

APP/25/00369 | Construction of new tarmac surfaced mini wheels track, including banks, jumps, grass bunding, french drains and changes to landscaping. | Land North of Hayling Billy Business Centre, Furniss Way, Hayling Island

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal, a Biodiversity Net Gain Report, and accompanying Statutory BNG Metric (Lizard, March 2025), and a Reptile Survey Report (Lizard, November 2024).

The BNG report shows that the habitat on site is described as Modified Grassland, Bramble Scrub and Bare Ground. I am content that these habitat descriptions are a sound reflection of the application site's habitats. The submitted BNG information shows a 12.02% habitat unit gain (0.05 units) which will be achieved through the creation of Modified Grassland, Bare Ground and with Urban Tree planting.

In respect to BNG, the deemed condition states that a Biodiversity Gain Plan be submitted to and approved by the local planning authority prior to the commencement of development but is silent on implementation. If you are minded to grant permission, can I suggest that a condition setting out the expectations for BNG implementation is included as follows:

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment, Management and Monitoring Plan and the amended Biodiversity Net Gain Statutory Metric (both Lizard, March 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.

In terms of general ecological impacts, I am content the site offers relatively limited opportunities for protected and notable species. The submitted Reptile Survey Report identifies that the site supports a small population of Slow-worms and Common Lizards. Recommendations for impact avoidance and mitigation are proposed, and these are acceptable and proportionate. The PEA report includes a series of standard avoidance and mitigation measures for protected species more generally, and these are acceptable. Also included are some helpful ecological enhancement measures including log piles and bat and bird boxes.

If you are minded to grant permission can I suggest that ecological avoidance, mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance, mitigation and enhancement measures within the Preliminary Ecological Appraisal (Lizard, May 2025) and Reptile Survey Report (Lizard, November 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological enhancement in

accordance with the Environment Act 2021, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist |