

Dear Lesley,

APP/25/00507 Retrospective application for the construction of a single-storey, one-bedroom dwelling at No.6 Northlands Park, along with associated perimeter walls, fencing, and several small outbuildings. | 6 Northlands Park, Emsworth, PO10 7EY

Thank you for consulting me on this retrospective application. The application is now accompanied by an Ecological Appraisal (Aluco Ecology, June 2026). I am content that this report provides an objective assessment of the habitats within the site pre- and post-development, as far as is reasonably possible. Previous aerial imagery has been used to estimate the extent of pre-development habitat, and a condition assessment has been carried out in order to estimate habitat quality. Habitats likely to have been directly impacted due to the development are secondary woodland, comprising a small number of immature trees/shrubs with limited understorey. Impacts to various protected and notable species have been described, with the loss of a small area of woodland considered likely to have resulted in limited impacts to nesting birds. Impacts to bats and other species including Hazel Dormice are judged to be negligible. Overall, I am content with the ecological appraisal and its conclusions.

The retrospective nature of this development means that Biodiversity Net Gain (BNG) cannot legally be applied. However, given the loss of woodland habitat on site the statutory BNG Metric has been used to quantify the habitat creation/enhancement needed to address habitat loss. BNG aside, development is expected to protect and enhance the borough's natural heritage as detailed in the Local Plan (Core Strategy) Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough.

The BNG calculation concludes that there is a total biodiversity loss of -7.77% (0.07 habitat units). Therefore, a total of 0.07 habitat units is needed for the development to demonstrate an appropriate level of biodiversity gain. Given the limited opportunities within the site, an off-site solution is needed.

It is not possible in this case to apply a standard BNG planning condition, as BNG does not apply. I would therefore recommend that an Ecological Compensation Strategy is provided. This should provide full details of the required woodland habitat

compensation, as explained within the submitted Ecological Appraisal, section 7.9. I would recommend that this is a time-limited condition, with the required information provided in a reasonable timeframe. Suggested condition wording is as follows:

An Ecological Compensation Strategy shall be submitted to and approved in writing by the Local Planning Authority no later than six months from the date of planning permission being granted. The Strategy shall provide full details of measures to address the loss of woodland habitat equivalent to 0.07 habitat units as calculated by the Biodiversity Net Gain Statutory Metric, in accordance with the submitted Ecological Appraisal (Aluco Ecology, June 2026) section 7.9 and the Statutory Metric (Aluco Ecology, 17 June 2026). The Strategy shall include evidence of any off-site habitat units purchased for the purpose of achieving a net gain in biodiversity. Reason: to protect biodiversity in accordance with the Environment Act 2021, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

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

Kind regards,

Tristan

Tristan Norton

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Advanced notice of leave: 24 July- 10 August 2026



More details at www.havant.gov.uk/nitrogen

