

15th October 2026

APP/26/00615 | Construction of an 86-bed care home (within Class C2) with access, car parking, landscaping and other associated works. | Land North of Lavant Drive, Havant, PO9 2EU

Thank you for consulting me on this application. In summary, further information is required.

The application is accompanied by a Preliminary Ecological Appraisal & Roost Assessment (Arbtech, May 2026), a Reptile Survey Report (Tetra Tech, July 2025), a Biodiversity Net Gain Assessment (Arbtech, August 2026), and a Biodiversity Net Gain Statutory Metric (Arbtech, July 2026).

The application site comprises an unmanaged area containing native scrub, individual trees, semi-improved grassland, and hard surfacing. A small brick substation building is also present. The site is not of highly significant ecological value but does provide a useful area of undeveloped native vegetation within a largely urban environment. The habitat on site is identified on the Government's MAGIC website as Open Mosaic Habitat on Previously Developed Land. However, this habitat is not identified on the current Priority Habitat layers provided to Havant Borough Council by the Hampshire Biodiversity Information Centre (HBIC). Given the current vegetation communities at the site, I am content to agree with the ecological report that the site does not support Open Mosaic Habitat.

In terms of protected and notable species, the small building is considered to be suitable for roosting bat species, and a bat roost survey has been recommended (see section 5.3 of the ecology report). I would assume this has been completed and the report simply not provided. I will be happy to comment on this when submitted. The results of this recommended bat survey will be required prior to determination.

In terms of other protected and notable species, the site is considered suitable for nesting bird species, common reptiles (with a small population of Slow-worms confirmed at the site), amphibians, Badgers, Hedgehogs and Foxes. The 2025 Reptile Survey Report recommended that there would be insufficient on-site post-development habitat to accommodate the Slow-worm population present on site. This report recommended that an off-site solution was required. No further details of this option have been provided. I would request that further details are provided prior to determination.

Notwithstanding the issues relating to roosting bats and reptile mitigation mentioned above, I am generally content with the information submitted. Following the submission of the required information I will be happy to provide recommended condition wording.

In respect to Biodiversity Net Gain (BNG), the submitted Biodiversity Net Gain Statutory Metric and Technical Note (Arbtech, July 2026) demonstrates that the BNG process has been followed correctly. The proposed development will result in an overall loss of -75.40% in habitat. The deficit in habitat units will need to be addressed through the purchase of off-site units. I am content that the BNG assessment and Metric are acceptable and it is the obligation of the applicant to ensure that all measures are implemented as described.

If you are minded to grant permission, can I suggest that BNG measures are secured by condition. 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.

Suggested wording is as follows:

- *Unless otherwise approved in writing by the Local Planning Authority, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory BNG Metric (Arbtech, July 2026) 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:*
 - (a) *HMMP has been implemented; and*
 - (b) *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: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and 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 Norton

Principal Ecologist