
APP/26/00633 | Construction of Two Detached Three-Bedroom Bungalows with new vehicular access. | Land adj St Patricks RC Church, Manor Road, Hayling Island, PO11 0QU

From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Mon 26/10/2026 16:05

To Fox, Jennie <Jennie.Fox@havant.gov.uk>

Cc Norton, Tristan <Tristan.Norton@havant.gov.uk>; Weaver, Louise <Louise.Weaver@havant.gov.uk>

Dear Jennie,

APP/26/00633 | Construction of Two Detached Three-Bedroom Bungalows with new vehicular access. | Land adj St Patricks RC Church, Manor Road, Hayling Island, PO11 0QU

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Ecological Appraisal (Jonty Denton, April 2026) and a Biodiversity Net Gain Small Sites Metric (Jonty Denton, 6 April 2026). The application site comprises an area of semi-improved grassland with boundary hedging, both ornamental and native. I am content to agree that the site is not of significant ecological value beyond the site scale.

The site does appear suitable for supporting common reptile species, with piles of debris and tussocky grassland and hedgerows. The grassland was visited in early April: the grassland habitat would likely be more suitable later in the year. The ecological report suggests that any reptiles encountered can be moved to another site, without providing details of how this will be achieved and where any animals will be removed to. If reptile translocation is indeed considered necessary, details of this – including any receptor site - are required prior to determination.

NPPF, Circular 06/2005, and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment, and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats, and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

The BNG Metric concludes that the development will result in a deficit of -0.19 habitat units, equating to -42.44%. The Design & Access Statement includes a statement that off-site BNG units will be purchased from Environment Bank. The provision of a Biodiversity Gain Plan (and Habitat Management & Monitoring Plan as required) are addressed through the deemed BNG condition, but I have included suggested condition wording 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 Small Sites Metric (Jonty Denton, 6 April 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

Tristan Norton

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Advanced notice of leave:



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BOROUGH COUNCIL

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In August 2025, the council moved to a new case management system, across Planning Development, Licensing and Environmental Health. This change involved moving 25 years' worth of data from multiple systems into one new system and learning how to use the new system. Our officers have been working hard to continue working throughout the change, but there was a period of downtime, and we are still working through some of the backlog. As a result, our response times are longer than usual, and we apologise for any inconvenience this may cause. Thank you for your understanding and patience.

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