

Ecology response 6 5 25 for F/24/97945 LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH

Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.

Please review the information rec/d 9.4.25 in response to the request for the off-site information to be added to the BNG metric.

Liz Harrison

6/5/2525

I have reviewed the letter dated 9 April 2025 from the Somerset Wildlife Trust Consultancy. The information requested in advance of determination is consistent with Eastleigh Borough Council's Local Validation List which goes beyond the national statutory minimum, however since the application was originally validated without this information and the applicant has agreed to provide the information post-consent, the information provided will be sufficient at this stage. This letter from the Somerset Wildlife Trust Consultancy on behalf of the client (McCarthy & Stone Retirement Lifestyles Limited) states that the Allocation Agreement for the off-site Biodiversity Net Gain units has been signed, and the costs of the final Biodiversity Unit Allocation will be met by the client.

In future, applications must not be validated without the information required on the agreed validation list.

We agree that Eastleigh Borough Council does not need to monitor the off-site habitat bank units, that this is done by the habitat bank provider and the relevant local authority (the Isle of Wight Council in this instance).

The letter states:

Whilst a local planning authority may wish to secure funding to monitor and/or enforce the long-term maintenance of on-site BNG within a S106 agreement, in this instance given the enhanced and created on-site net gain elements are not considered significant in relation to the pre-development biodiversity value (the gain will be achieved via purchase of off-site units), this is not considered necessary...

If however such contributions to monitor created or enhanced on-site habitats were required, this would increase the costs to deliver BNG for the development currently listed above in relation to the assessment of financial viability and wider S106 contributions.

As explained in the Ecology response dated 21/11/24:

*A **landscape condition** will be required for maintenance of the Traditional Orchard habitat created on site for 30 years, including replacement of fruit trees and any other habitat features. This will not require an S106 agreement or a monitoring fee.*

And

In this instance, since the application has already been validated, we will accept a Habitat Management and Monitoring Plan (HMMP) to be delivered as part of the Biodiversity Gain Condition discharge following planning consent. For future applications, the Local List (February 2024) requirements must be met before the application can be validated.

The document titled Breakdown of BNG credits applied to each habitat type shows that 1.64 units of high distinctiveness grassland and 5.20 units of low or medium distinctiveness grassland are proposed, for a total of 6.84 units to be purchased. This was agreed previously.

Once the application has been determined, a completed post determination metric must be submitted which contains all required information. This will be necessary to discharge the Statutory Biodiversity Net Gain condition.

Lisa Malter

Ecologist