

KH/P19-2758

17th August 2020

Mr S Belli
Planning
New Forest District Council
Appletree Court
Lyndhurst
Hampshire
SO43 7PA

BY EMAIL ONLY

Dear Stephen

Town and Country Planning Act 1990 (as amended)
The Rise, High Bank, Silver Birches and Hill View, Stanford Hill, Lymington,
Hampshire, SO41 8DE
Planning Application Ref. 20/10481
Ecology Matters

I write with regards to the outstanding ecology matters on the above application, having regard to the consultee comments of Chris Hodsman of 12th June 2020 and the applicant's subsequent correspondence with him.

Updated plans in support of the application are enclosed with this letter and referenced below.

On-Site Ecology

The applicant has now prepared an **updated Biodiversity Metric Calculation** which takes into account, first, the increased soft landscape planting as shown on plan 1632-PP-300 Rev L (submitted to you on 13th July), and second, the addition of a **green roof**.

Whilst we are content with Chris Hodsman's request for a higher specification green roof such as a Bauer wildflower blanket product, we would ask that details be secured by condition such that further investigation can be undertaken in terms of the availability of that specific product and its bearing on construction load etc. Maintenance of the green roof will be covered by the service charge levied on residents, and it is suggested that a 30-year maintenance arrangement is established in a legal agreement or planning condition to provide the LPA with comfort on this matter.

Chris Hodsman's response also raised a query in respect of whether or not the trees proposed to be removed have any potential for roosting bats. I understand that the applicant's ecologist, Abbas Ecology, has responded on this point to Chris' satisfaction.

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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Off-Site Ecology: Nitrates

The applicant has prepared a separate letter to you setting out our strategy in respect of securing nitrate neutrality via an off-site contribution to an identified site known as Heaton's Farm on the Isle of Wight. This strategy has been developed as an alternative solution in response to the LPA's concerns about the proposed on-site treatment package ('Bio-Bubble').

Credits to the Heaton's Farm project will be purchased equivalent to off-set the net increase in nitrates predicted as a result of the development, based on occupancy rates of 1.4 per 1 bed unit and 2.1 per 2 bed unit as referred to by Chris Hodsman. An updated **Nitrogen Balance Calculation** is provided to reflect this.

We are advised that the LPA and Heaton's Farms will be entering into a legal agreement to establish the mechanism for taking the farmland out of agricultural use and 'selling off' the nitrate benefit of that change of use to developers. As such, once the agreement is in place, the LPA will simply need to apply a Grampian condition requiring Lifestory to sign-up to the scheme.

I trust that this resolves the on-site ecology matters, and provides a clear direction of travel in respect of the off-site ecology matters, such that you are able to prepare this section of your officer report in support 'no objection' position on ecology.

Yours sincerely



Kate Holden
Associate

e-mail: kate.holden@pegasusgroup.co.uk

cc. Chris Hodsman, NFDC
Spencer Lindsay, Lifestory

enc For formal consideration with the application:
Updated Biodiversity Metric Calculator (supersedes V2.0)
Roof Plan ref. 1913 37 Rev C (supersedes original)
Updated Nitrogen Balance Calculation Rev B (supersedes Rev A)