

Your ref – APP/20/00761 HRA & Appropriate Assessment - Erection of a 64 bed older persons care home (C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping etc. Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant PO9 5NB

Thank you for consulting us on the HRA & AA for the above application

Solent recreation mitigation

The HRA concludes that due the facility focusing on end of life care, the Solent recreation mitigation contribution does not apply. Provided the competent authority is satisfied that the proposals are for a care home where residents cannot independently leave the site and there will be no live in staff on site, Natural England has no further concerns.

Deterioration of the water environment

Please refer to our previous response dated 13th October for comments on bespoke occupancy used in the nitrogen budget. It is Natural England's view that competent authorities may choose to adopt bespoke calculations for detailed planning applications, if sound evidence is available. Natural England advises the bespoke approach should be confirmed in the appropriate assessment.

It is noted that the approach to address the positive nitrogen budget for this development is via Havant Borough Council's mitigation scheme. We welcome and support this initiative which has scope for nutrient offsetting and biodiversity gain.

Natural England has reviewed the Position Statement and Mitigation Plan for Nutrient Neutrality Development (August 2020) and Warblington Farm Study Evidence Base (Ricardo, June 2020). Natural England concurs with the conclusion of this work that this scheme will deliver effective mitigation for developments draining to Budd's Farm WwTW and Thornham WwTW.

The nitrogen capacity of the land and proposed management of the offsetting land has been discussed and agreed. It is understood that this has been secured through legal agreements to ensure that effective mitigation is delivered for the lifetime of the development. It is also understood that a system has been set up to monitor the developments using the mitigation scheme to ensure there is capacity available for each scheme. Provided this is the case and the long term management of the mitigation scheme is monitored by the local planning authority, as competent authority, to ensure effective mitigation for the lifetime of the development, Natural England raises no further concerns.

It is for the competent authority to determine the importance of timing issues for each development, depending on location and form of mitigation applied. Given the close proximity of the mitigation land to designated sites, Natural England is not expecting any significant timing issues in this case, provided the land is brought into appropriate management at the earliest opportunity. In considering the significance of timing issues within an appropriate assessment competent authorities should take account of the average time taken from the removal of agricultural activities to first occupation and rate of completions for each development. Provided the local planning authority is satisfied that timely mitigation can be delivered in this case, Natural England raises no further comments for consideration.

Please contact me if you have any queries relating to this advice

Kind regards

Rachael Clemson

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