

Houghton, Michelle

From: Jones, Rachel <Rachel.Jones2@naturalengland.org.uk>
Sent: 11 March 2020 10:05
To: Havant Planning and Development Mailbox New; Pickup, Tina
Subject: APP/19/00800
Attachments: FW: NE consultation on APP/19/00800 - 40 Haven Road, Hayling island

FAO – Tina Pick-up

Your ref – APP/19/00800 HRA & Appropriate Assessment - Use of land for Four Static Caravans with 10 month occupancy each. 40 Haven Road, Hayling Island PO11 9RY

Our ref – 307324

Dear Tina

Thank you for consulting Natural England on the above HRA and AA.

No objection subject to mitigation

Recreational disturbance

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Havant Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

Thank you for confirmation that the HRA /AA financial contribution has been recalculated based on a flat rate for each caravan (details attached). Natural England agrees with this approach. Subject to this financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). The development proposal will need to be in accordance with the Definitive Strategy rates. Please note these rates were updated as of 1 April 2019 and will be updated as of 1 April 2020.

It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.

Nutrient Neutrality

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is noted that the mitigation would be secured through a Grampian condition, requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. With regard to deterioration of the water environment, it is noted that the approach to address the positive nitrogen budget for this development is to offset against the interim strategy, with measures to ensure this approach can be adequately secured and accounted for.

It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Please consult Natural England on the discharge of the Grampian condition.

Please let me know if you need any further information.

Kind regards
Rachel

Rachel Jones
Thames Solent Area Team

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