

Consultation: APP/20/00485 - HRA/Appropriate Assessment - Erection of modular clad portable building for health and wellness activities (Resubmission). - The Langstone Hotel, Northney Road, Hayling Island, PO11 0NQ

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

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, and a competent authority should have regard to Natural England's advice.

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. Having considered the assessment, it is the advice of Natural England that we concur with the conclusion of the HRA.

Nutrient Neutrality

As stated in the Appropriate Assessment:

"The users of the facility would be existing hotel users or local residents. The hotel already has similar leisure facilities on-site, including swimming pool. As such, there is not considered to be a material increase in the amount of water discharged from the hotel complex (including the additional spa) overall. As a result, this would not lead to an increase in nutrient load into any of the European Sites considered. A significant effect on a European Site is thus not considered likely."

Natural England agree that this will not lead to significant increases in nutrient discharge and will therefore, not lead to a likely significant effect on European site integrity.

Please let me know if you have any queries.

Kind regards,

Amelia Cockings (MEnvSci)

Advisor Sustainable Development

Thames Solent Area Team

Natural England