

Good morning David,

Your reference: APP/19/00703

Our reference: 292103

Proposal: Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access

Location: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

No objection, subject to condition

Protected Sites

The application site is within 400m of the Chichester and Langstone Harbours SPA and Ramsar and Langstone Harbour SSSI, and within 700m of the Solent SAC. Due to the distance of the site from the sensitive habitats, the type of development proposal and the existing surrounding development acting as a noise and visual buffer, it is Natural England's opinion that the proposal is not likely to have a significant impact on the protected sites and associated species and therefore we have no objection to the proposal in regards to this aspect.

Biodiversity Mitigation and Enhancement

In order for your authority to be assured that the proposal meets the requirements of Natural England's standing advice and the additional requirements for biodiversity enhancement and net gain as set out in National Planning Policy Framework paragraphs 8, 118, 170, 174 and 175d, Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by a Hampshire County Council (HCC) Ecologist.

The submission of an HCC approved BMEP will help ensure your authority meets the requirements of Section 40 of the Natural Environment and Rural Communities Act (2006), which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'. Biodiversity 2020: A strategy for England's wildlife and ecosystem services and Making Space for Nature (2010) also provide strong drivers for the inclusion of biodiversity enhancements through the planning process.

Please note that provided the HCC Ecologist is satisfied with the submitted biodiversity mitigation and enhancement measures and the measures are secured by any permission then no further consultation with Natural England on this aspect of the proposal is required.

If you have any queries relating to this advice, please contact me on the number below.

Kind regards,

Emily

Emily Greaves

Sustainable Development Adviser

Area 13 - Dorset, Hampshire & IoW

Natural England

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