

Houghton, Michelle

From: Greaves, Emily <Emily.Greaves@naturalengland.org.uk>
Sent: 03 October 2019 12:06
To: Havant Planning and Development Mailbox New
Subject: FAO Lesley Wells; 296069 Conversion to 3 dwellings - 30 North Street, Havant, PO9 1PT APP/19/00807

Good afternoon Lesley,

Your reference: APP/19/00807

Our reference: 296069

Proposal: Conversion of the existing ground floor Six Bells public house to a one-bedroom flat and a two-bedroom flat.

Location: 30 North Street, Havant, PO9 1PT

No objection, subject to mitigation

Solent Recreation Management Strategy – No objection subject to mitigation

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

Provided that the applicant is complying with the SPD or policy and the requirement for Appropriate Assessment under The Conservation of Habitats and Species Regulations (as amended 2017), Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

Nutrient Neutrality – No objection, subject to mitigation

Natural England do not agree with the conclusions of the Nutrient Neutrality statement, dated September 2019, and advise your authority that mitigation is required for the impact of increased nutrients on the Solent European designated sites.

It is appreciated that the existing use of the pub generated waste water, however it is reasonable to assume that the people using the pub already live in the catchment. With the closure of the facility, these people are likely to remain living in the catchment and are likely to use alternative pubs in the catchment and continue to generate waste water. The provision of new residential development will bring more people into the catchment. It is therefore our view that the baseline use of the pub should not be included in the nutrient assessment.

If the applicant confirms through a European Site Avoidance and Mitigation Checklist that they commit to providing a mitigation package, Natural England would have no objection to this aspect of the application.

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

Kind regards,
Emily

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These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

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