

Date: 26 June 2019
Our ref: 285975
Your ref: APP/19/00332



Tina Pickup
Havant Borough Council
BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
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Crewe
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Dear Tina Pickup,

Planning consultation: Conversion of first floor 2 bed flat and loft to form 2No. 1 bed maisonettes with new rear dormer, two rooflights on front roof slope and ground floor main entrance porch.

Location: 90 North Street, Emsworth

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Thank you for your consultation dated 14 June 2019.

No objection, subject to mitigation

Solent Recreation Mitigation Strategy – no objection subject to condition

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 planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

The Appropriate Assessment has taken this into consideration, therefore, providing the appropriate mitigation is secured by any approval, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site, and has no objection to this aspect of the application.

Deterioration of the water environment – no objection

The application site is within 1km of the Solent Maritime Special Area of Conservation (SAC) and Chichester and Langstone Harbours Special Protection Area (SPA). With regard to the integrity of the designated sites, we advise that there is currently uncertainty as to whether the increase in waste water from new housing in the Solent catchment will have an adverse effect on the international sites.

The Appropriate Assessment has taken this into consideration against the Pre-submission Havant Borough Local Plan 2036 Policy E9 regarding occupancy, therefore Natural England are satisfied that the proposal will not have potential adverse effects on the integrity of the European site, and has no objection to this aspect of the application.

Species and Biodiversity Enhancement

Natural England refer your authority to our national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning

application is made.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2018 as amended), paragraph 109. Natural England recommend that an appropriate level of enhancement, such as the addition of bat boxes and/or bird boxes, are secured as part of this application.

<https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals>

I trust this advice will assist you and the authority in considering the application further. Please contact me if you have any queries relating to this advice.

Yours sincerely

Emily Greaves
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