

From: Greaves, Emily <Emily.Greaves@naturalengland.org.uk>
Sent: 25 July 2019 13:28
To: Oliver, Lewis
Cc: Havant Planning and Development Mailbox New
Subject: FAO Lewis Oliver; 288523 HRA & Appropriate Assessment - Construction of 21 apartment extension etc - North Street Arcade, 1-3 North Street Arcade APP/18/00530

Hi Lewis,

Thank-you for the revised HRA, below is Natural England's formal response to the HRA.

Habitats Regulation Assessment Consultation

Proposal; Construction of 21 No. one and two bed apartments in a 2 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear.

Location; North Street Arcade, 1-3 North Street Arcade, Havant

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).

Your 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.

Nutrient Neutrality – no objection subject to mitigation

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.

Kind regards,
Emily

Emily Greaves
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www.naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

From: Oliver, Lewis [mailto:Lewis.Oliver@havant.gov.uk]
Sent: 22 July 2019 10:35
To: Greaves, Emily <Emily.Greaves@naturalengland.org.uk>
Subject: RE: FAO Lewis Oliver; APP/18/00530

Hi Emily,

Thanks for the email. I have only just returned from leave, please find a revised HRA, with the relevant sentence removed.

Thanks

Lewis

Lewis Oliver
Principal Planning Officer
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Your privacy matters, go to: www.havant.gov.uk/privacy-policy

From: Havant Planning and Development Mailbox New
Sent: 18 July 2019 10:26
To: Oliver, Lewis <Lewis.Oliver@havant.gov.uk>
Subject: FW: FAO Lewis Oliver; APP/18/00530

Michelle Houghton
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From: Greaves, Emily [<mailto:Emily.Greaves@naturalengland.org.uk>]
Sent: 15 July 2019 15:43
To: Havant Planning and Development Mailbox New <planning.developmentnew@havant.gov.uk>
Subject: FAO Lewis Oliver; APP/18/00530

Good afternoon Lewis,

Could you check the AA for this application, it states in the SRMP section that “The proposed development does not represent a net increase in dwellings. Instead, the proposed development constitutes a replacement dwelling.” but goes onto require a contribution. It may be that the wrong sentence has slipped in!

Thanks,
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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