

RE: APP/18/01297 HRA & Appropriate Assessment - Construction of 9x3 bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking. Manor Road Nurseries, Manor Road, Hayling Island PO11 0QL

Further Information Required to Determine Impact on SPA Functional Land

The proposals have the potential to affect SPA functional land, which forms part of a network of terrestrial sites located outside of the Solent SPAs boundaries used by SPA species (including qualifying features and assemblage species) as alternative areas for roosting and foraging. These sites support the functionality of the designated sites and are therefore protected in this context. The site affected (H49H) is classed as a Primary Support Area and supports Curlew, Lapwing and Brent Goose.

In line with the Consultee Planning Policy response by Jade Ellis, Natural England advises that the appropriate assessment acknowledges the adjacent SPA functional land and gives consideration to the guidance on mitigation and off-setting requirements that has been prepared by Natural England and the SWBGS Steering Group to address direct effects on SWBGS sites. The final version is available [here](#). Potential indirect effects can arise from increased recreational pressure and unauthorised access, and impacts associated with the presence of built form adjacent to sensitive bird sites. Natural England also recommends that the views of the Council's Ecologist are sought.

Natural England welcomes the proposed CEMP, however as the CEMP is proposed in order to mitigate specifically against impacts on a the functional land of a European site, this would need to be addressed through the appropriate assessment to ensure there is no adverse impact from the construction work on the adjacent SPA functional land.

The Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats. The CEMP should address the following impacts:

- Visual screening (for SPA birds)
- Noise/visual/vibrational impacts:
- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).
- Storage of construction materials/chemicals and equipment;
- Dust suppression
- Chemical and/or fuel run-off from construction into nearby watercourse(s)
- Waste disposal

Biodiversity Mitigation Enhancement Plan

Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been agreed by a Hampshire County Council (HCC) Ecologist. This will ensure the proposal meets the requirements of the standing advice and the additional requirements for biodiversity enhancement as set out in National Planning Policy Framework

paragraphs 8, 170, 174 and 175d. The scope of the BMEP should be agreed with the HCC Ecologist and will need to consider bats, badgers, reptiles and birds. The BMEP should consider the adjacent SPA functional land. Vegetation clearance should be kept to a minimum and supervised by an ecologist.

The application should include a consideration of what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Examples might include:

- Retaining and improving the hedgerow along the norther boundary of the site
- Providing a new footpath through the new development to link into existing rights of way.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

We recommend the applicants make use of the Defra [biodiversity metric](#), which is a clear and methodical calculation for net gain in biodiversity for individual planning proposals.

Water Environment

Natural England recommends that all new development adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances.

Please consult us again once the appropriate assessment is updated.

Kind regards,
Rebecca Berry

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Natural England