

Date: 27 June 2019
Our ref: 282114
Your ref: APP/19/00427



Daphney Haywood
Havant Borough Council
BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Daphney,

Planning consultation: Development of 50 new dwellings together with access, landscaping and open space

Location: Land at Lower Road, Havant

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 9 May 2019.

Further Information Required

The application site is within 1km of the Solent Maritime Special Area of Conservation (SAC) and the Chichester and Langstone Harbours Special Protection Area (SPA). Further information is required to determine the impact of the proposal on the SAC and SPA, specifically in relation to the impact of nutrients from the development.

Deterioration of the water environment – further information required

Natural England note the submission of a Nitrogen Load Calculation, uploaded on 4th June, however we have recently published updated guidance on the calculation methodology (attached) which we advise should be followed for this development.

Solent Wader Brent Goose Strategy Secondary Support Area H05A – further information required

The development site is within land classified as a secondary support area in the Solent Wader and Brent Goose Strategy. There are records of Lapwing using the area to feed, and although the site has not been regularly used in more recent years, it provides potential opportunities for overwintering birds designated within the qualifying species and assemblage qualification of the Special Protection Areas in the Solent.

The development will result in a loss of a portion of this area, Natural England has previously discussed the proposal at the pre-application stage and has recommended the guidance set out in the SWBGS Mitigation Guidance, 2018, document is followed.

The Ecological Assessment, dated April 2019, states that a monetary payment will be calculated to avoid/mitigate impacts from the development. We advise your authority that detailed compensation costs should be provided and agreed with Natural England prior to any permission being granted. Natural England advise that this is calculated in line with the methodology set out in Appendix 2 of the SWBGS Mitigation Guidance, 2018. The agreed funding should be secured via a s106 agreement.

The remaining field areas to the east and west of the site are also part of the Secondary Support Area H05A, the construction phase may result in an indirect impact on the remaining support area. As such we recommend a Construction Environment Management Plan (CEMP) is produced which addresses and mitigates the impact of noise and dust from the construction phase of the development on the adjacent support area. The CEMP should be agreed by your authority and implemented in full by any permission.

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.

Biodiversity Mitigation and Enhancement – condition recommended

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 agrees with the comments of the HCC Senior Ecologist that the application should be supported by a site wide ecological mitigation strategy, which includes the mitigation measures put forward in the Ecological Assessment, dated April 2019, to be approved by the Local Planning Authority.

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
Sustainable Development Adviser
Natural England - Dorset, Hampshire and Isle of Wight

Tel: 020802 69986

Mob: 07747 780783

Email: Emily.Greaves@naturalengland.org.uk