

Date: 03 April 2019
Our ref: 276698
Your ref: APP/19/00224



Mr David Eaves
Havant Borough Council

BY EMAIL ONLY

Customer Services
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Dear David,

Planning consultation: Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.

Location: Padnell Grange, Padnell Road, Waterlooville, PO8 8ED

Further Information Required

Thank you for your consultation on the above dated 19 February 2019 which was received by Natural England on the same date.

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.

Town and Country Planning Act 1990

Town and country Planning (General Development Procedure Order) 1995, Article 10

The Conservation of Habitats and Species Regulations 2017, regulation 63

Wildlife and Countryside Act 1981, Section 28 (G) and (I)

Solent SAC Water Quality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. An Integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty as to whether housing development in the later stages of the plan period would require mitigation.

In light of this uncertainty, Natural England advises that a nutrient budget is calculated for this development. For confidence that the development will be deliverable, Natural England recommends that the proposals achieve nutrient neutrality. Natural England would be happy to advise further as part of our [Discretionary Advice Service](#)

Solent Recreational Disturbance

A small portion of the site is within 5.6km of the Chichester and Langstone Harbours SPA. Increases in residential accommodation within 5.6km of the Solent SPA's has been shown to lead to disturbance of the protected birds which use these areas. Applications are therefore required 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, 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.

Biodiversity Mitigation and Enhancement

The application site is partially within the HBIC Ecological and Ecological opportunities networks, adjacent to the Waterlooville Golf Course SINCE to the East, has evidence of European Protected Species (EPS) on site and is within close proximity of known Great Crested Newt ponds.

Please note we have not assessed the application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. Standing Advice is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. If you have any specific questions not covered by our Standing Advice, or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk.

In order for your authority to be assured that 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 7, 109 and 118, 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.

Provided an HCC approved BMEP is received and secured by any permission then your authority may be satisfied that it will have met its duties under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', and in relation to European Protected Species Regulation 9(3) of The Conservation of Habitats & Species Regulations 2017.

We would recommend that the scope of the BMEP is agreed with the HCC Ecologist, but should include measures to benefit wildlife such as planting native trees including fruit trees, native species-rich hedges, new wildlife ponds and the provision of bird and bat boxes of a design that is incorporated into the fabric of the new buildings. The BMEP should include a lighting scheme which is compliant with ILP Guidance Note 08/18, Bats and artificial lighting in the UK.

Please note that provided the HCC Ecologists' are satisfied with the submitted BMEP and the full implementation of the plan is secured by any permission then no further consultation with Natural England on this aspect of the proposal is required. In the event that a BMEP cannot be agreed with the applicant then Natural England should be re-consulted on the proposals so that we can reconsider our advice.

Construction Environment Management Plan (CEMP)

Natural England advises a CEMP should be submitted to and approved in writing by the County Ecologist that identifies the steps and procedures that will be implemented to avoid or mitigate construction impacts on species and habitats. The CEMP should address the following impacts on the sensitive habitats within and in the vicinity of the site:

- Storage of construction materials/chemicals and equipment;
- Dust suppression

- Waste disposal
- Noise/visual/vibrational impacts

The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

If the Council is minded to grant planning permission in a manner contrary to Natural England's advice, the procedures set out in S.28(l) of the Wildlife and Countryside Act would apply.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Emily Greaves on 020802 69986. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

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