

Clark, Jacky

From: Jones, Rachel <Rachel.Jones2@naturalengland.org.uk>
Sent: 21 March 2019 13:32
To: Havant Planning and Development Mailbox New
Subject: APP/18/01033

Categories: Orange category

FAO – Lewis Oliver

Your ref – APP/18/01033 - Further details. Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works. Land East of, Castle Avenue, Havant
Our ref – 275738

Hi Lewis

Thank you for consulting Natural England on the additional information submitted for the above application. Please find our response below.

Internationally and nationally designated sites

Water quality effects on Chichester and Langstone Harbours Special Protection Area and Solent Maritime Special Area of Conservation – further information requested

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 plan period would require mitigation.

In light of this uncertainty, and to ensure the deterioration of the water environment is appropriately addressed in the Habitats Regulations Assessment, 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 has prepared a methodology to undertake this assessment and this has been circulated to the applicant.

Bird Aware Solent / SRMS Contribution – no objection subject to mitigation

This application site 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 recently adopted 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, Natural England is 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.

Solent Waders and Brent Goose Strategy – no objection subject to mitigation

The site is identified as a Low Use site (H19) in the Solent Waders and Brent Goose Strategy. It is noted that no on-site mitigation is feasible. Natural England welcomes the contribution of £39,171 to enhance,

manage and monitor the wider Solent wader and brent goose ecological network. Natural England requires this to be secured with any planning permission.

Section 6.2.5. of the Ecological Assessment FINAL REV.3 DOCUMENT, FEBRUARY 2019 sets out the additional measures to be secured by any planning permission to address impacts during construction and post-construction. Natural England advises that these measures are secured and included within the Habitats Regulations Assessment.

Construction

Measures to be incorporated into the CEMP include a visual screen along the eastern boundary of the site during the overwintering period, where gaps in the existing vegetation are present, and the proposed location of the site compound away from the eastern boundary area. This is supported and we advise this is secured with any planning permission.

The following condition is required for noise disturbance:

'Wherever possible, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) should be avoided during the bird overwintering period (i.e. October to March inclusive). If such a condition is problematic to the applicant than Natural England will consider any implications of the proposals on the SPA bird interests on a case by case basis.'

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Post-construction

It is also proposed to strengthen the eastern boundary hedge to maintain a visual screen between the development and wider H19 sites. Where existing gaps are present, additional planting is proposed. Natural England recommends that good quality native species are incorporated into the boundary hedge to fill any gaps and ensure a robust boundary is achieved on the long term.

Section 6.2.5 sets out the details proposed and we require this to be secured with any permission. Please note that there are still gaps present along the eastern boundary hedge on the landscaping plans that have been submitted. We advise that these plans (PERSC22164 11B-SHEET 1, 2 and 3) are updated to be consistent with the measures included in the ecology report.

Further measures are also proposed including signage on the gate and leaflets to new residents. We recommend these measures are secured with any planning permission.

Biodiversity Mitigation and Enhancement Plan – no objection subject to mitigation

Natural England does not hold locally specific information relating to protected species, local or national biodiversity priority habitats and species, local sites (biodiversity and geodiversity) and local landscape character. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the [Hampshire Biodiversity Information Centre](#) and other appropriate bodies. In some instances, further surveys may be necessary through an ecological appraisal to be agreed by an HCC ecologist.

Natural England has published Standing Advice on protected species. Please note 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 and net gain as set out in National Planning Policy Framework paragraphs 8, 118, 170, 174 and 175d, Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that

has been agreed by a Hampshire County Council (HCC) Ecologist. The BMEP should be secured and implemented with any planning permission.

Natural England recommends that a lighting strategy that is sensitive to bats is agreed with the HCC Ecologist and secured with any planning permission.

Natural England strongly recommends that additional enhancement measures are included in a BMEP for agreement with the HCC Ecologist, for example:

- Incorporating swift, house martin, sparrow and or bat boxes and bricks into the design of a the new dwellings located adjacent to new and existing natural green space.
- Planting of native trees characteristic to the local area to make a positive contribution to the local landscape and biodiversity.
- Provision of fruit trees (eg apple, pear etc) and appropriate native species within gardens.
- Using native plants in landscaping schemes to provide nectar and seed sources for pollinators and birds.
- Installation of bee bricks on south-facing walls
- Creating a new pond as an attractive feature on the site.
- Provision to facilitate the use of the urban areas and gardens by hedgehog.
- Creation of new species rich grasslands on road verges and amenity areas. The stripping of topsoil to reduce fertility prior to appropriate seeding has been demonstrated to produce attractive biodiverse grass verges that have significantly lower annual maintenance costs than the more typical improved amenity verges.

Please note that provided the Hampshire County Council Ecologist is satisfied with the submitted biodiversity mitigation and enhancement measures and the measures are secured by any permission then no further consultation with Natural England on this aspect of the proposal is required.

Should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, we recommend that they use our [Discretionary Advice Service](#).

Please let me know if you need any further information or if you have any queries.

Kind regards

Rachel

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<http://www.gov.uk/natural-england>

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