

Date: 02 July 2018
Our ref: 249894
Your ref: APP/18/00230



Mrs Haywood
Planning Services
Havant Borough Council

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BY EMAIL ONLY

Dear Mrs Haywood

Planning consultation: AA - APP-18-00230 Construct 1x4 bedroom dwelling with garage and associated parking.

Location: Redlands House, 38-40 Long Copse Lane, Emsworth PO10 7UR

Thank you for your consultation on the above dated 14 June 2018 which was received by Natural England on 19 June 2018.

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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

This application is within 5.6km of Chichester and Langstone Harbours Special Protection Area and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has recently 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 Definitive Strategy (SRMP).

Provided that the applicant is complying with the 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(s), and **has no objection** to this aspect of the application.

Natural England also recommends that this application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by a Hampshire County Council (HCC) Ecologist. This will ensure the application 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.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's advice on other natural environment issues is set out below.

Appropriate Assessment

Thank you very much for consulting Natural England on the Appropriate Assessment for HRA and AA - APP-18-00230. Natural England has reviewed the Appropriate Assessment.

Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

Further advice on mitigation

Biodiversity and Protected Species

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 7, 109 and 118. It would be acceptable to Natural England for the BMEP to be secured by condition.

The scope of the BMEP should be agreed with the HCC ecologist but should include:

- details of the sensitive lighting strategy and proposed no light zones
- an inspection of crevice features of the garage by a suitably-qualified ecologist prior to demolition
- precautionary mitigation measures to be adopted during vegetation clearance and construction for reptiles and dormice.

The BMEP should also include measures to benefit wildlife such as planting native trees including fruit trees within gardens, planting and restoring native hedges, new wildlife ponds and the provision and bird (eg house martin, swift) and bat boxes of a design that is incorporated into the fabric the new buildings.

Further general advice on consideration of protected species, enhancement measures and other natural environment issues is provided at Annex A.

Water environment

Natural England advises 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.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our Discretionary Advice Service.

If you have any queries relating to the advice in this letter please contact me on 07552268113.

Should the proposal change, please consult us again.

Yours sincerely

Rebecca Berry
Solent Planning Adviser