

Date: 27 April 2018
Our ref: 241801
Your ref: APP/18/00234



Mr D Eaves
Havant Borough Council

Customer Services
Hornbeam House
Crewe Business Park
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BY EMAIL ONLY

Dear David,

Planning consultation: APP/18/00234 Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, a D2 gym and A3 cafe, together with associated parking and landscaping.

Location: Wellington Way and, 95-101A London Road, Waterloooville

Thank you for your consultation on the above dated 14 March 2018 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.

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

The application site is within 5.6km of the Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. This application will need to comply with Local Plan Policy with regard to Solent Recreation Mitigation Partnership (SRMP) contribution, which applies to all new development of one or more dwellings.

Provided that the applicant is compliant with this condition and this is secured with any planning permission, 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).

Natural England 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 and secured by any planning permission. 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.

With the above mitigation in place, Natural England has **no objection** to this application.

SRMP / Bird Aware Contribution

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. As you are aware, an agreed strategic solution is in place to manage potential impacts and this is subject to appropriate financial contribution being secured.

It is Natural England's advice that the studio units should be considered as one bedroom properties to ensure the appropriate financial contribution is secured in this case.

Provided that the applicant is compliant with this contribution and this is secured with any planning permission, 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).

Biodiversity Mitigation, Compensation and Enhancement

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 within the landscaping planting and the provision and bird (eg house martin, swift) and bat boxes of a design that is incorporated into the fabric the new buildings.

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.

Water resources

Natural England encourages all new development to 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.

Yours sincerely
Rachel Jones
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Dorset, Hampshire and Isle of Wight Team