

Date: 24 July 2018
Our ref: 251614
Your ref: APP/18/00109



Mr Oliver
Planning Services
Havant Borough Council

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

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Oliver,

Planning consultation: APP/18/00109 Erection of four dwellings with the associated vehicular and pedestrian access and landscaping and replacement culvert (HRA and Appropriate Assessment included).

Location: Land adj 15 Billett Avenue, Waterloo, PO7 7SZ

Thank you for your consultation on the above dated 03 July 2018 which was received by Natural England on 05 July 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 the 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 policy CS1 to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, through a financial contribution, as agreed by the Solent Recreation Mitigation Partnership (SRMP). Provided that the applicant is complying with the policy, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the adverse effects from recreational disturbance. 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

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the

assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

Please note in future cases where the necessary avoidance and mitigation measures are limited to collecting a funding contribution that is in line with an agreed strategic approach for the mitigation of impacts on European Sites then, provided no other adverse impacts are identified by your authority's appropriate assessment, your authority may be assured that Natural England agrees that the Appropriate Assessment can conclude that there will be no adverse effect on the integrity of the European Sites. In such cases Natural England will not require a Regulation 63 appropriate assessment consultation.

Further advice on mitigation

Construction Environmental Management Plan (CEMP)

Natural England advises a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the local planning authority that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats. The CEMP should address the following impacts:

- Storage of construction materials/chemicals and equipment
- Dust suppression
- Chemical and/or fuel run-off from construction into the Hermitage stream
- 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.

Biodiversity Mitigation and Enhancement Plan (BMEP)

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.

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. The scope of the BMEP should be agreed with the HCC Ecologist and should consider the following:

- A detailed survey for protected species and potential impact on the section of Hermitage stream which is "not culverted and located adjacent to the site"
- Mitigation measures for foraging bats including no-light zones, compensatory planting and provision of bat boxes
- A detailed reptile mitigation strategy
- The necessary pre-commencement ecological checks eg badgers, breeding birds.

The application should include a consideration of what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Examples might include:

- Planting of native hedge trees on the western boundary for foraging bats
- Incorporating swift boxes or bat boxes into the design of new buildings
- Planting trees characteristic to the local area to make a positive contribution to the local landscape
- Creating a new pond as an attractive feature on the site
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds
- Designing lighting to encourage wildlife
- Adding a green roof to new buildings

We recommend the applicants make use of the Defra [biodiversity metric](#), which is a clear and methodical calculation for net gain in biodiversity for individual planning proposals.

Water Environment

Natural England strongly recommends 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.

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

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
Planning Adviser