

Houghton, Michelle

From: Clemson, Rachael (NE) <Rachael.Clemson@naturalengland.org.uk>
Sent: 10 July 2018 15:19
To: Havant Planning and Development Mailbox New
Subject: 2018-07-11 250470 NE response to APP/18/00500 change of use from class B1(a) office use to C3 residential use - 2 Portland Rd, Havant

FAO of Mrs K Wooden

Dear Mrs Wooden

Planning consultation: Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination
Location: 2 Portland Road, Waterloooville, PO7 7TN

Thank you for your consultation on the above dated 20 June 2018 which was received by Natural England on 20 June 2018.

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).

Protected species and local sites

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 Hampshire County Council 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.

Water Quality

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.

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](#).

Should the proposal change, please consult us again.

Kind regards
Rachael Clemson
Solent Planning Adviser
Dorset, Hampshire and Isle of Wight Area Team

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Please note my non-working day is Friday

www.naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Please send planning consultations to Natural England by email to: consultations@naturalengland.org.uk.

www.gov.uk/government/organisations/natural-england

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

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