

Date: 08 May 2018
Our ref: 245241
Your ref: APP/18/00244



David Eaves
Havant Borough Council

BY EMAIL ONLY

Customer Services
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Dear David

Planning consultation: APP/18/00244 - Outline application for access with all other matters reserved. mixed use development comprising up to 100 new homes, 2860sqm employment floorspace & improved access onto New Lane & Martin Road, parking for residential & employment uses, Landscaping, acoustic bund to rear of employment units & naturalisation of existing watercourse (full details to be submitted at a later stage)

Location: Colt International Ltd. New Lane, Havant, PO92LY

Thank you for your consultation on the above dated 24 April 2018 which we received 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

This application is within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has 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 (SRMP) Definitive Strategy. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure this measure.

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.

Protected Species and Biodiversity

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.

Natural England notes and welcomes the ecological appraisal submitted with the planning application. We would recommend that a BMEP is agreed with the HCC Ecologist to ensure that appropriate measures are secured and implemented with any planning approval. The BMEP should set out the proposed ecological enhancements such as the creation and long term management of areas of species rich grassland, creation of habitat features such as wildlife ponds, habitat piles, the provision of fruit trees within gardens, provision of additional bat roosting opportunities and provision of a range of bird boxes. In addition, any permission should secure appropriate funding provision for maintaining the areas of green infrastructure, strategic planting and biodiversity mitigation / enhancement measures for perpetuity.

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.

Green Infrastructure

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of additional GI into this development.

Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

Should the proposal change, please consult us again. If you have any queries relating to the advice in this letter please contact me on 07717808691.

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