

Date: 09 July 2018
Our ref: 251018
Your ref: APP/18/00613



Mrs E Chisnall
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

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

T 0300 060 3900

BY EMAIL ONLY

Dear Mrs E Chisnall,

Planning consultation: APP/18/00613 Erection of a 2 bed detached chalet bungalow to rear of existing property. (Revised application)

Location: 15 Horndean Road, Emsworth, PO10 7PT

Thank you for your consultation on the above dated 27 June 2018 which was received by Natural England on 29 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'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.

Local wildlife sites

Two Sites of Importance for Nature Conservation (SINCs) are located within the immediate area of the site. Local wildlife or geological sites should also be considered for impacts under the proposals. Further information in relation to Sites of importance to Nature Conservation are available from the Hampshire Biodiversity Information Centre (HBIC).

Construction Environmental Management Plan (CEMP)

As the proposed site is adjacent to the Site of Importance for Nature Conservation (Land West of Emsworth Recreation Ground), 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 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 and Net Gain

Thank you for consulting Natural England on the aforementioned application.

Natural England notes and welcomes the ecological assessment of the site. In order to secure appropriate protected species mitigation and biodiversity enhancements Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP). The Ecology Report submitted with the planning application included a number of recommendations for mitigation and enhancements and we advise that these are agreed with an Hampshire County Council (HCC) ecologist.

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.

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.

Protected Species

Natural England has produced [standing advice](https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

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