

Date: 22 April 2024
Our ref: 471685
Your ref: APP/22/00818



Kayleigh Taylor
Havant Borough Council

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

T 0300 060 3900

BY EMAIL ONLY

Dear Kayleigh,

Planning consultation: Reconfigure floorspace to provide 5No. additional bedrooms with associated car parking & landscaping

Location: Former site of Forty Acres, Havant Road, Havant

Thank you for your consultation on the above dated 02 April 2024 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.

DESIGNATED HABITATS SITES – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice should be taken as Natural England's formal **representation on appropriate assessment** given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Your appropriate assessment, dated 13th March 2024, 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 have no comments to make on the assessment conclusions.

This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development.

Recreational disturbance – Solent Special Protected Areas (SPAS)

This application is within 5.6km of the Solent and Southampton Water SPA and will lead to a net increase in overnight accommodation. Natural England is aware that Havant Borough Council have adopted planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent.

The [Solent Recreation Mitigation Strategy](#), paragraph 6.9 outlines that:

The need for mitigation for the recreational impact of other types of residential accommodation will be assessed on a case-by-case basis by the local planning authority. The key 'test' is based around the likelihood of the proposed development generating additional recreational visits to the SPA(s). For example, in respect of residential accommodation designed specifically for elderly people, a developer contribution (or bespoke mitigation) will be required for apartments for the active elderly, but not for secure accommodation such as a residential nursing home for people who are unable to independently leave that accommodation and which does not provide residents parking or allow pets (this would also apply to people living with conditions that limit their mobility). However, mitigation may be required for any staff living on-site. Retirement properties designed for independent living with parking provision and which allow pets will be treated the same as C3 residential properties.

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The Appropriate Assessment has assessed the details of this particular planning proposal, and also confirms that no staff accommodation is to be provided on site and residents will have limited mobility and be unable to leave the site independently. The Appropriate Assessment concludes that this development would not result in additional recreational pressure to the Solent SPA sites. These are matters for competent authorities to determine. Provided that the competent authority are satisfied that this will remain the case for the lifetime of the development, and suitable measures are in place to maintain this use of the development over time, Natural England raise no comments on this aspect of the proposal. We advise that a precautionary approach is adopted in light of any uncertainty.

Nutrient neutrality

As Competent Authority it is your responsibility to ensure that you are confident that there is sufficient information to support the values used in the calculation, and that the nutrient budget calculation is correct.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely,

Rachael Clemson
Sustainable Development Lead Adviser
Thames Solent Area Team