

Date: 28 November 2022
Our ref: 412434
Your ref: APP/21/00893



Adrian Ellis
East Hampshire District Council

Customer Services
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BY EMAIL ONLY

Dear Adrian

Planning consultation: FURTHER NN and HRA INFORMATION Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved. Land north of Long Copse Lane, Emsworth, PO10 7UN

Location: Land north of Long Copse Lane, Emsworth, PO10 7UN

Thank you for your consultation on the above dated 04 November 2022 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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on

- Singleton and Cockings Tunnels Special Area of Conservation (SAC)
- Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site
- Solent and Maritime SAC
- Langstone Harbour Site of Special Scientific Interest (SSSI)
- Chichester Harbour SSSI

Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- A Habitats Regulations Assessment
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Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

Natural England previously responded to this application on 9th June 2022, the advice in this response still applies. Your authority should demonstrate that the requirements of regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) have been considered

by your authority, i.e. consultations should include a HRA. The proposed development, and the application of any measures to mitigate the likely harmful effects from it, should be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment, in view of the European Sites' conservation objectives.

The advice below relates to the submitted revised Shadow HRA Appendix 4 - Nutrient Balancing Assessment and Appendix 4B – Hydrogeological Appraisal of Stansted Park Mitigation Land (September 2022)

Nutrient Balancing Assessment

The revised nutrient balancing assessment sets out that the proposals will be resulting in a positive nitrogen budget of 263.23 Kg/N/yr. Provided that your authority is assured and satisfied that the budget calculations are suitably precautionary and accurately reflect the proposal, then Natural England raise no concerns with regard to the nutrient budget.

We note that the Deductible Acceptable Loading (DAL) has been applied within the nutrients budget. Provided that your authority are satisfied that the freshwater supply for the proposed development will be sourced from within the catchment area, we would have no further comments on this aspect of the nutrients budget

As mitigation it is proposed to plant woodland within the Stansted Estate at Horse Pasture Farm. Natural England welcomes the proposals which also includes wider biodiversity benefits.

The development will connect to Thornham WwTW which outfalls to Chichester Harbour. The nutrient balancing assessment sets out that the location of the three proposed mitigation areas straddles two catchments. The eastern area and half of the central area lay in the River Ems catchment which drains to Chichester Harbour. The northern area and the remaining half of the central area lay in the River Lavant catchment which drains to south-east Langstone Harbour, where Langstone and Chichester Harbours meet.

The question of whether mitigation draining to Langstone Harbour is suitable to mitigation developments draining to Chichester Harbour was examined for Havant Borough Council's Warblington Farm scheme. It was concluded that there is sufficient water exchange between the harbours such that they can be considered one fluvial catchment¹. Natural England is therefore satisfied that all of the three proposed mitigation areas are in a suitable location.

Temporal delay

The supporting Hydrogeological assessment considers the underlying geology and expected time lags associated with nutrient offsetting land use changes. It concludes that an observed change in Nutrient contributions could be seen within a year.

It is for the competent authority to determine the importance of timing issues for each development, depending on location and form of mitigation applied. In considering the significance of timing issues within an appropriate assessment competent authorities should take account of the average time taken from the removal of agricultural activities to first occupation and rate of completions for each development. Any delay may be able to be addressed by planning controls depending on the stage of the planning application and phasing of the development.

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

¹ [Review of the Warblington Farm Mitigation Option for Nutrient Neutral Development in the Havant Borough, Ricardo Energy & Environment, 15.06.2020](#)

