

Date: 07 February 2022
Our ref: 382248
Your ref: APP/21/01376



Ms L Wells
planning.development@havant.gov.uk

BY EMAIL ONLY

Customer Services
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Dear Ms L Wells,

Planning consultation: HRA & Appropriate Assessment - Erection of 9 dwellings together with associated works (resubmission of APP/21/00683).

Location: Land adjacent to 54 Long Copse Lane, Emsworth.

Thank you for your consultation on the above dated 18 February 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

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of:

- Solent Maritime Special Area of Conservation (SAC)
- Solent and Southampton Water Special Protection Area (SPA) and Ramsar site
- Portsmouth Harbour SPA and Ramsar site
- Chichester and Langstone Harbours SPA and Ramsar site
- Solent and Dorset Coast SPA
- Solent and Isle of Wight Lagoon SAC

In order to mitigate these adverse effects and make the development acceptable, the following mitigation options should be secured:

- Land at Warblington Farm secured to neutralise the additional nutrient burden arising from the proposed development, including long term management and maintenance to ensure effective mitigation for the lifetime of the development
- The provision of £6,502 in funds in line with the Solent Recreation Mitigation Strategy to ensure that the effects of recreational disturbance upon the Solent SPA's are mitigated for the lifetime of the development.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures. Natural England's further advice on designated

sites/landscapes and advice on other natural environment issues is set out below.

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.

Deterioration of the water environment

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 recommend a condition that secures the water use of 110 litres per person per day.

Recreational pressure

This application is within 5.6km of designated sites within the Solent and will lead to a net increase in residential 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.

Provided that the applicant is complying with the policy and the Bird Aware Definitive Strategy, 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.

Please note, your authority's appropriate assessment should reflect the current developer contribution rates, which are updated every April in line with the Retail Price Index.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

In addition Natural England would give the following advice:

Land east of 54 Long Copse Lane Site of Importance to Nature Conservation (SINC)

The proposals are located on the Land east of 54 Long Copse Lane SINC which is identified as supporting unimproved lowland meadow, without mitigation the proposals will lead to permanent loss of this site.

The supporting ecological mitigation plan proposes translocation of the turf from the SINC to the adjacent country park. We recommend these measures are included in a Biodiversity Mitigation and Enhancement Plan (BMEP) which is submitted to and approved by an Hampshire County Council Ecologist. This should also include a management and monitoring plan for the translocation site.

The BMEP should also include measures to benefit wildlife such as planting native trees including fruit trees within gardens, native hedges, new wildlife ponds and the provision and bird (e.g. house martin, swift) and bat boxes of a design that is incorporated into the fabric the new buildings.

Natural England expects any forthcoming application to set out how biodiversity net gain will be achieved, over and above residual losses which should be accounted for and addressed. We recommend the applicants make use of the Defra [biodiversity metric](#), which is a clear and methodical calculation for net gain in biodiversity for individual planning proposals.

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 07500 954264.

Should the proposal change, please consult us again.

Yours sincerely,

Rachael Clemson
Sustainable Development Lead Adviser
Thames Solent Area Team