

Date: 19 January 2022
Our ref: 377365
Your ref: APP/21/00189



Lesley Wells
Havant Borough Council

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

T 0300 060 3900

BY EMAIL ONLY

Dear Lesley,

Planning consultation: HRA - Outline for flexible use employment units (29,000sqm) incl. light industrial, offices, parking, service yards, drainage works. All matters reserved except primary access to site.

Location: Brockhampton West, Harts Farm Way, Havant

Thank you for your consultation on the above dated 13 December 2021 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 6th December 2021, 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. Our advice in relation to the measures required to address impacts to designated sites is outlined below.

Water Quality

The supporting Water Quality Review For HRA (Ricardo Energy & Environment November 2021) identifies 4 potential risks to water quality from the former land fill use of the site which could impact on the Solent Maritime Special Area of Conservation and the Chichester & Langstone Harbours Special Protection Area and Ramsar site. These include; piled foundations, water settlement and leachate, leachate mobilisation of pollutants, and elevated concentrations of ammoniacal nitrogen species in surface water and ground water. Mitigation measures include; reduced infiltration due to large areas of hardstanding within the proposed development; removal of waste material during groundworks; prevention of direct discharge of leachate through removal or blocking of any derelict drainage channels found; and implementation of a construction environmental management plan

including regular surface water quality monitoring.

Your appropriate assessment concludes that your authority is able to ascertain that the proposals will not result in adverse effects on integrity of the European site because the suggested measures above are sufficient to prevent further deterioration of water quality from the development and will lead to a potential betterment in surface water runoff. Provided the Environment Agency is in agreement and the measures set out above are appropriately secured, Natural England agrees that there will be no adverse effect on integrity of the above European sites.

Loss of SPA supporting habitat

A financial contribution has been agreed to address the loss of supporting habitat as a result of the development. It is noted that this will be secured through the legal agreement and Natural England agrees with this approach.

The appropriate assessment confirms that the mitigation contribution could be used to bring forward the Broadmarsh bird refuge, a strategic mitigation site which will be managed as a permanent nature reserve, or a similar permanent refuge at an appropriate alternative location. Natural England recommends that these details are agreed and progressed at the earliest opportunity. Provided this is the case and the mitigation work can be delivered in a timely manner to address the loss of supporting habitat from this development, Natural England raises no further comments. We would be happy to discuss this further in due course.

Construction impacts

It is noted that a construction environmental management plan (CEMP) will be secured with any planning permission to address impacts from construction work on the SPA and its functionally linked land. The supporting noise assessment concluded that the proposed construction works and piling activity are unlikely to have any significant impact due to existing noise levels in the surrounding area and recommend measures to further reduce any likely noise impacts.

Nevertheless we recommend the use of soft start vibro-piling and consideration of ceasing piling activities should the temperature fall below zero for a period of 3 consecutive days during January to February as precautionary best practice measures. Provided the CEMP includes these measures to prevent noise, lighting and visual disturbance on supporting habitat, Natural England agrees there will be no adverse effect on integrity of the sites in question.

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