

FAO Lewis Oliver

Your ref: APP/21/00827 | Construction of four storey building comprising 8 supported living units (Class C3b) with 4No. car parking spaces following demolition of existing retail unit. | 9 East Street, Havant, PO9 1AA
Our ref: 363534

Solent recreation mitigation

The application site is within 5.6km of the Solent and Southampton Water Special Protection Area (SPA) and will lead to a net increase in residential accommodation. To address any potential significant effects, any forthcoming planning application will need to comply with 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) Definitive Strategy.

Provided there is commitment to this mitigation early in the process and an appropriate planning condition or obligation is attached to any forthcoming planning permission to secure this measure, this will ensure this potential effect has been appropriately addressed. Our advice is that this needs to be confirmed by the Council, as the competent authority, via an appropriate assessment to ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats and Species 2017 (as amended).

Deterioration of the water environment

The application is supported by a nitrogen budget assessment which sets out the proposals will result in a positive nitrogen contribution of 2.59 Kg/N/yr therefore mitigation is required. We note it is proposed to address the positive nitrogen contribution via a financial contribution to either Havant Borough Council's scheme at Warblington Farm or an suitably located Hampshire and Isle of Wight Trust run scheme.

Provided that an appropriate contribution towards one of these schemes was secured via a planning condition or obligation and that the mitigation was in place prior to occupation of the additional accommodation at the site then Natural England is satisfied that this would enable the development to show it is nutrient neutral, enabling you to conclude no adverse effect within your AA in regards to this issue.

Protected species and biodiversity enhancement

Natural England refer your authority to our national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2021 as amended) paragraphs 7, 8, 131, 174 and 180, Natural England recommend that an appropriate level of enhancement, such as the addition of bat boxes and/or bird boxes, are secured as part of this application.

Please contact me if you have any queries relating to this advice.

Kind regards

Rachael Clemson
Sustainable Development Lead Adviser
Thames Solent Area Team

Tel: 02080 261472

Currently working from home please use email instead of post to send documents.

Please send planning consultations to Natural England by email to:
consultations@naturalengland.org.uk.

Please note my non-working day is Friday



Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.