

FAO Lewis Oliver

Your ref: APP/21/00605 | Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units. | Land at Forty Acres Farm, Havant Road, Havant
Our ref: 360110

Thank you for consulting us on the above application

No objection subject to mitigation

Deterioration of the water environment

We note that a nitrogen budget has previously been approved under the outline permission (APP/18/00450) however this application changes the layout of the residential area increasing the number of dwellings by 34. The supporting shadow Habitat Regulations Assessment (May 2021) includes a revised nitrogen budget which sets out the proposals will result in a negative nitrogen budget of -164.067Kg/N/yr. Provided the competent authority is assured and satisfied that the site areas used in the calculation are correct, that the existing land uses are appropriately precautionary and that areas of greenspace can be appropriately secured, then Natural England raises no concerns with regard to the nutrient budget.

Solent Recreation Mitigation Partnership (SRMP)

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). 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).

SPA supporting habitat

The proposals are located on a Solent Wader & Brent Goose Strategy site identified as a Secondary Support Area. We are aware that bespoke mitigation package to address the loss of supporting habitat for the Solent SPAs has been secured for the wider Forty Acres site under planning permission APP/18/00450, including a Construction Environmental Management Plan. Provided these mitigation measures are secured and these proposals are constructed in line with the CEMP we are satisfied that these proposals will not result in visual or noise disturbance.

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

Kind regards

Rachael Clemson
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Thames Solent Area Team
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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

