

Dear Sir/Madam,

Consultation: APP/19/00003 HRA & Appropriate Assessment - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking. Belmont Castle Rest Home, 18-20 Portsdown Hill Road, Havant PO9 3JY

Thank you for consulting Natural England on the above HRA and AA. Apologies for the delay in responding, this is due to very high workloads in the team at this current time.

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England's advice.

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 any adverse effects, it is the advice of Natural England that we concur with the conclusion of the HRA, provided all mitigation measures are adequately secured with any permission.

Solent Recreation Mitigation Strategy – no objection subject to mitigation

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 pressure. The appropriate assessment concludes that in this case, the development is not considered to require mitigation through the Solent Recreation Mitigation Strategy (SRMS). This is due to the nature of the development, as an 'extension to an existing care home for EMI patients (Elderly Mentally Infirm)'.

Natural England concur with the conclusion of the appropriate assessment, providing that the following condition can be secured:

'The Care Home hereby permitted shall not be occupied other than by persons of limited mobility and who require full time nursing. Persons of limited mobility shall be defined as persons whose physical condition prevents the walking beyond 400 metres. Such a physical condition shall first be verified by the Care Home Operator by means of a referral from a General Practitioner prior to the occupation of the Care Home by any potential resident.'

Please refer to the appeal, ref: "APP/R3650/W/16/3150558 Former Weyburn Works, Shackleford Road, Elstead, Godalming, Surrey GU8 6LB", for more information on this precedent.

Nutrient Neutrality – no objection subject to mitigation

Natural England is aware that your authority has adopted a position statement, to ensure that development achieves nutrient neutrality through the agreed site-specific nutrient budget. Specifically, mitigation measures for this development involve the use of a specific on-site avoidance measure as well as the use of Warblington Farm as a specific off-site mitigation measure.

The nutrient budget calculated for this development, is **15.50 kg/TN/yr**. As set out in the Position Statement and Mitigation Plan for Nutrient Neutral Development, an appropriate scale of mitigation for this scheme would be £19,258.50.

Provided that the applicant is complying with the requirements of the Interim Strategy for **15.50 kg/TN/yr** and that the Council, as competent authority, is satisfied that the approach

will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

If you have any queries relating to this advice, please feel free to contact me on amelia.cockings@naturalengland.org.uk.

Many thanks,

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<https://www.gov.uk/natural-england>

