

Michelle Houghton

From: Norton, Tristan [Tristan.Norton@hants.gov.uk]
Sent: 14 October 2014 15:48
To: David Eaves
Cc: Planning and Development Shared Mailbox; Havant Auto-Reply
Subject: APP/14/00767 Land at Nursery Fields, Denvilles, Havant 14.1231

Dear David,

APP/14/00767 Erection of 35No. dwellings, comprising 6No. 2 bed, 23No. 3 bed and 6No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works. Land at Nursery Fields, Denvilles, Havant 14.1231

Thank you for consulting me on this application. Please accept my apologies for the delay in responding to you.

This application for a relatively limited increase in the number of dwellings within one development plot is accompanied by an Addendum to Information for Habitats Regulations Assessment (Aluco Ecology, July 2014). This document provides an updated assessment of the likelihood of impacts on local internationally-designated nature conservation sites and concludes that the additional nine residential units is not likely to add in a substantial manner to the predicted impacts arising from the previously-permitted 191 dwellings.

I am content to agree with this conclusion, although I would add that the increase in residential dwellings does in reality add to the potential in-combination impacts to the nearby Natura 2000 sites. The previously-permitted scheme includes an area of substantial SANG provision which does go beyond the required green space requirement. However, this is a new application and therefore should be assessed in that context: a new quanta of dwellings is proposed and so it would seem that there is potential for new in-combination impacts. In that case it may be prudent to request a consultation response from Natural England, to ascertain whether a financial contribution is appropriate within the Solent Disturbance and Mitigation Project (SDMP) Phase III framework. As you will be aware, this recently-adopted framework allows LPAs in the Solent area to request a modest payment per new residential unit to offset residual recreational impacts arising from development within 5.6km of the Natura 2000 sites. Despite the provision of generous SANG for this development site, it can be argued that there will inevitably be a residual impact from recreational disturbance and therefore additional payment is justified.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

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