

Clark, Jacky

From: Greaves, Emily <Emily.Greaves@naturalengland.org.uk>
Sent: 22 August 2019 09:37
To: Haywood, Daphney; Havant Planning and Development Mailbox New
Subject: 291323 Erection of one dwelling, 31 North Crescent PO11 9LR - APP/19/00726

Good morning Daphney,

Your reference: APP/19/00726

Our reference: 291323

Proposal: Erection of 1No. one bed dwelling to rear of 31 North Crescent, with access from Norman Road.

Location: 31 North Crescent, Hayling Island, PO11 9LR

Appropriate Assessment required

Nutrient Neutrality

The application site is within the catchment of the Solent Maritime Special Area of Conservation (SAC) and the Chichester and Langstone Harbours Special Protection Area (SPA). Natural England advises that there is a likely significant effect on the Solent's European Sites due to the increase in waste water from the new housing within the Solent catchment.

We recommend that the waste water issue is examined as part of the requirement for Appropriate Assessment under The Conservation of Habitats and Species Regulations (as amended 2017) and note the submission of a Mitigation Checklist which will inform your Authority's consideration of the application. Natural England must be consulted on any Appropriate Assessment.

Natural England is aware that Havant Borough Council has published a Position Statement on Nutrient Neutrality which provides an interim approach to the issue and requires applicants to prepare a site specific nutrient budget or use a Grampian condition to ensure the provision of an avoidance and mitigation scheme prior to occupation of the development. Natural England recommends that site specific nutrient budgets are agreed with Natural England at the earliest opportunity via our [charged advice service](#).

Provided Havant Borough Council, as competent authority, is satisfied that the proposal is compliant with the requirements of the position statement in full and the development achieves nutrient neutrality through an agreed site specific nutrient budget or through the mitigation package outlined by the Grampian condition, Natural England raises no further concerns on this occasion. We advise that due to recent decisions you may wish to seek your own legal opinion.

Solent Recreation Management Strategy

This application is within 5.6km of Chichester and Langstone Harbour SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted a Supplementary Planning Document (SPD) or planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

Provided that the applicant is complying with the SPD or policy and the requirement for Appropriate Assessment under The Conservation of Habitats and Species Regulations (as amended 2017). Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

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 (2018 as amended), paragraph 109. 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.

<https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals>

If you have any queries relating to this advice, please contact me on the number below.

Kind regards,
Emily

Emily Greaves
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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.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

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