

22 JUN 2021

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Updated European Site avoidance and
mitigation checklist

This checklist must be completed and provided, along with a nutrient budget, using the Natural England calculator, in order for the Local Planning Authority to validate any planning application for overnight accommodation. It sets out how an avoidance and mitigation package will be provided to remove any likely significant effect on a Solent European Site.

It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes. All relevant boxes should be completed and the form must be signed. If signed by an agent, it is their responsibility to ensure that the applicant is aware of the commitment to providing a mitigation package, in the form of a financial contribution.

Application details

Site name:	MRS S. SHEA.
Site address:	LAND AT REAR OF 17, HASLEMERE GARDENS HAYLING ISLAND. HAMPSHIRE PO11 9SD.

Recreational disturbance

The proposed development would be within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation will need to be provided. The Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birdaware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package based on the table below. It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes.

Size of units	Scale of mitigation per unit
1 bedroom	£361.00
X 2 bedroom	£522.00 X
3 bedroom	£681.00
4 bedroom	£801.00
5 bedroom	£940.00
Please note that a monitoring fee is attached, at 5% of mitigation cost. Please note that an administration fee of £23 per application is applied.	

Please select **one** of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package in line with the Solent Recreation Mitigation Strategy.	✓
An alternative approach to avoiding and mitigating the recreational impact arising out of the development is proposed (please set out in more detail in a supporting document appended to this checklist).	
The site is located more than 5.6km from the Solent Special Protection Areas (this applies to only a small section of the Borough in Cowplain).	

Water quality

There is evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from any development resulting in an increase in overnight accommodation located anywhere in Havant Borough. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement and Mitigation Plan

(www.havant.gov.uk/nitrogen) which sets out how it is possible to mitigate the impact of development.

The position statement highlights that developments on agricultural land are expected to provide avoidance and mitigation on-site, thus resulting in a nutrient neutral development. Developments on non-agricultural land will not be able to provide mitigation on site. In such cases, developments will need to contribute towards an off-site land-based scheme.

The scale of mitigation is to be determined by a nutrient budget for the development, to be provided alongside this checklist. In the case that developers elect to use the Council's strategic mitigation package, £1,241.00 per kilogram of nitrogen is payable.

Please select **one** of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package, in line with the Council's Nutrient Neutrality Mitigation Plan. A nutrient budget, using Natural England's calculator is attached to this checklist

The proposed development would be 'nutrient neutral' or 'nutrient positive'. A nutrient budget, using Natural England's calculator is attached to this checklist
(this option is particularly applicable to developments proposed on agricultural land).

An alternative approach to avoiding and mitigating the impact on water quality arising as a result of the development proposed
(please set out in more detail in a supporting document appended to this checklist).

The proposed development proposes a bespoke assessment and nitrogen budget
(the applicant would like this bespoke assessment to be considered by the Council in undertaking the required Habitats Regulations Assessment and understands that this will be done in consultation with Natural England).

Please select one of the following options to the right, then complete all boxes below

Signed by applicant

Signed by agent

By submitting this form to Havant Borough Council, the applicant is committing to providing mitigation packages, usually in the form of a financial contribution.

If an agent is signing on behalf of an applicant, it is the agent's responsibility to seek the agreement of the applicant to the commitments selected above as it will be the applicants who assumes the risk and responsibility upon the granting of any planning permission.

Signed:

D'ARCH

Print name:

G.R. TOURNOFF D'ARCH

Date:

21.06.2021

HAVANT BOROUGH
COUNCIL

22 JUN 2021

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STATEMENT. EU Site Avoidance and Mitigation Checklist.

Water Quality.

The application documents submitted, clearly state the this proposed dwelling is a replacement for a dwelling that exists already, all be it a licensed static mobile home and the reasons for doing so.

The current home, to be replaced, houses 2 bedrooms (4 persons max) and the new replacement dwelling will also have 2 bedrooms (4 persons max) therefore there is no change in the number of persons staying in this building and the status quo has been maintained. There will be no increase, therefore, in the "over night accommodation", as a result of the new replacement dwelling over that which already exists on the application site.

To complete this EU site avoidance etc form and do the required calculations is a complete and utter waste of time and pointless to achieve nothing other than a box ticking exercise.

If this application is approved and the replacement dwelling becomes a reality, it will however, offer substantial benefits to the environment and surrounding area over that which exists already. The new building will have an efficient water consumption system and equipment with the use of a ++ white goods installed ie washing machine, dish washer, refrigerator etc. Solar water heating and solar electric power to heat and supply hot water to be used in energy efficient taps, sanitary appliances, thermostatic controlled heating system, (so the list can go on if needs be) but the EU do not appear to recognize the true importance and positive advantages these have to offer as opposed to their negative approach to a problem of their making.

I therefore submit the required form with the recreational disturbance section completed and the water quality section will be improved by the new dwellings use in this instance and not by form filling.

Signed

G.R.Tournoff.

