

Date: 06 May 2020
Our ref: 313486
Your ref: APP/20/00108



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BY EMAIL ONLY

Dear Ms L Wells,

Planning consultation: APP/20/00108 Erection of 1No. 4 bed dwelling. (Revision to APP/18/00481).

Location: Land to north of, 61 Hollybank Lane, Emsworth. PO10 7UE

Thank you for your consultation on the above dated 01 April 2020 which was received by Natural England on 01 April 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of the Solent international sites, including:
 - Chichester & Langstone Harbours Special Protection Area (SPA)
 - Chichester & Langstone Harbours Ramsar site
 - Solent and Southampton Water SPA
 - Solent and Southampton Water Ramsar
 - Portsmouth Harbour SPA
 - Portsmouth Harbour Ramsar
 - Solent Maritime Special Area of Conservation (SAC)
 - Solent and Dorset Coast Special Protection Area (SPA)
 - Solent and Isle of Wight Lagoons SAC

<https://designatedsites.naturalengland.org.uk/>

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- Solent recreational disturbance mitigation
- Nutrient neutrality mitigation

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

Solent Recreation Mitigation

This application is within 5.6km of Chichester & Langstone Harbours Special Protection Area and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has recently adopted 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 policy and the Bird Aware Definitive Strategy, Natural England is 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.

Deterioration of water environment

The application site is within the catchment of the Solent international sites (SACs, SPAs and Ramsar sites). Natural England advises that there is a likely significant effect on the Solent's international 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](#). It is noted that in this case, the applicant has agreed to the use of a Grampian condition for nutrient neutrality.

Provided that the applicant is complying with the requirements of 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 is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European sites, and has no objection to this aspect of the application. Please consult Natural England on the discharge of the Grampian condition.

Other advice

Sites of Special Scientific Interest

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow

a further period of 21 days before the operation can commence.

Biodiversity and protected species

Natural England does not hold locally specific information relating to protected species, local or national biodiversity priority habitats and species, local sites (biodiversity and geodiversity) and local landscape character. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the [Hampshire Biodiversity Information Centre](#) and other appropriate bodies. In some instances, further surveys may be necessary through an ecological appraisal to be agreed by an HCC ecologist.

Natural England has published Standing Advice on protected species. Please note Standing Advice is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. If you have any specific questions not covered by our Standing Advice, or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk.

In order for your authority to be assured that the proposal meets the requirements of the standing advice and the additional requirements for biodiversity enhancement and net gain as set out in National Planning Policy Framework paragraphs 8, 118, 170, 174 and 175d, Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by a Hampshire County Council (HCC) Ecologist. Given the sensitivity of adjacent areas for bats, consideration should be given to appropriate mitigation and enhancement measures including a sensitivity lighting strategy.

We encourage all developments to achieve a net gain in biodiversity. The attached Annex A includes opportunities for enhancement such as planting native species in gardens and landscaping, as well as the addition of bird and bat boxes. Net gain is also possible for small scale development where there are limited opportunities on-site as contributions can be taken for offsite projects to help enhance the wider biodiversity opportunities in the Borough. For example, proportional contributions could be taken to plant new trees in the Borough, provide new bat and bird boxes, help manage the Borough's wildlife sites etc.

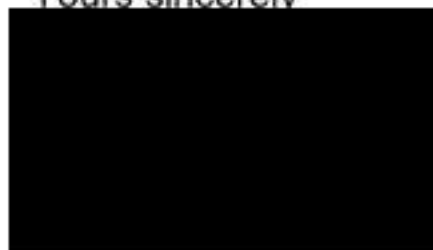
Please note that provided your retained ecologist is satisfied with the submitted biodiversity mitigation and enhancement measures and the measures are secured by any permission then no further consultation with Natural England on this aspect of the proposal is required.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07552269185.

Should the proposal change, please consult us again.

Yours sincerely



Lara Brant
Thames Solent Area 10