

**Subject:** FW: 297435 NE response - P/19/0460/OA AMENDED - Outline planning permission for the demolition of existing buildings and development of up to 115 dwellings etc - Land at Newgate Lane (South) Fareham

**From:** Aziz, Rebecca

**Sent:** 31 October 2019 11:00

**To:** Chambers, Jean

**Subject:** 297435 NE response - P/19/0460/OA AMENDED - Outline planning permission for the demolition of existing buildings and development of up to 115 dwellings etc - Land at Newgate Lane (South) Fareham

Dear Jean

**RE: P/19/0460/OA AMENDED - Outline planning permission for the demolition of existing buildings and development of up to 115 dwellings, open space, vehicular access point from Newgate Lane etc. Land at Newgate Lane (South) Fareham.**

Thank you for consulting Natural England on the above application that has been amended. Some further information has also been provided. Please find Natural England's updated response below.

Water quality impacts – nutrient budgeting

It has been noted that a nutrient budget calculation has been submitted and this results in a negative N budget for the development, which requires no mitigation. Natural England have some comments on the method used to calculate the budget for this development:

- Stage 1 – an occupancy rate of 2.3 has been used. It is advised that the average occupancy rate of 2.4 should be used in line with the latest Natural England nutrient methodology
- Stage 3 – 2ha of public open space has been used in calculating predicted N loss at the site following construction. It is noted that the formal open space proposed is set at 1.27ha (as outlined in the supporting Design & Access Statement). Other areas of open space are fragmented across the rest of the site in parcels less than 0.5ha. In line with advice set out in section 4.43 of the nutrient methodology, it is recommended that the 5 kg/ha/yr rate applies to areas of designated open space on-site of around 0.5 hectares and above to ensure that the appropriate management can be secured in perpetuity. It is therefore recommended that the urban rate of 14.3 kg/ha/yr is applied to these smaller parcels of open space.

It is advised the budget is recalculated to take account of the above points. Where this still results in a negative budget, and provided Fareham Borough Council are satisfied that the current land use identified as cereals is accurate and that the appropriate management of the public open space can be secured in perpetuity, Natural England would have no further concerns over this aspect of the application.

Solent Wader and Brent Goose (SWBG) network – SPA functionally linked land

The application site is situated on a site within the SWBG network, identified as 'low use' for supporting at least 13 lapwing during winter of 2014-15. The supporting Ecological Assessment (Ethosep, Sep 2019) recommends a financial contribution of £35,610 per hectare to be secured via Section 106 agreements, towards the management and enhancement of the network, in line with the Solent Wader and Brent Goose Strategy as prepared by the SWBGS Steering Group. Natural England welcomes this, and provided this is appropriately secured with any planning permission, would have no further concerns over this aspect of the application.

Solent Recreation Mitigation Contributions

This application is within 5.6km of the Solent and Southampton Water Special Protection Area (SPA) and will lead to a net increase in an accommodation type and occupancy identified in the Solent Recreation Mitigation Strategy as

having an impact on the notified features of the site at least in combination with other plans or projects. Natural England is aware that your authority has adopted a 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 complies with the policy, Natural England has no objection to this aspect of the application.

#### Biodiversity net gain

The supporting Ecological Assessment outlines various recommendations and measures to protect and enhance biodiversity on the site, and provides a Biodiversity Net Gain calculator. It is recommended these measures are agreed with the HCC Ecologist and secured by appropriately worded planning conditions attached to any consent.

If you have any queries please let me know.

Many thanks,  
Becky

Becky Aziz ACIEEM

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**Please note my non-working day is Friday**

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