

[REDACTED]

From: Moore, Sophie [REDACTED]
Sent: 16 September 2022 10:33
To: Matthew.Porter
Cc: Planning
Subject: DC/19/2464- NE response

Dear Mr Porter,

Our Reference: 406663

Your Reference: DC/19/2464

Proposal: Revised HRA & Appropriate Assessment - Water Neutrality Statement - Erection of 80 dwellings with associated access, parking and landscaping.

Location: Land West of Worthing Road (Phase 5), Southwater. Berkeley Homes Development Site, Worthing Road, Southwater RH13 9BT

Thank you for consulting Natural England on the above application.

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.

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

As submitted, the application could have an adverse effect on the integrity of the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site (together the Habitats Sites).

Habitats Regulations Assessment (HRA)

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal **will not** result in adverse effects on the integrity of any of the sites in question. Our advice is as follows:

From the evidence provided in the Water Neutrality Statement (Final v.3) dated 9th September 2022 the applicant is proposing mitigation measures through the use of water efficient fixtures and fittings, and offsetting water in properties built during both Phase 4 of the proposed development and Phases 8-13 of the Highwood development.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given as above. You, as the competent authority, should ensure conditions are sufficiently robust to ensure that the mitigation measures can be fully implemented and are enforceable in perpetuity and therefore provide a sufficient degree of certainty to pass the Habitats Regulations.

The Mens and Ebernoe Common SAC

Natural England notes that a separate HRA has been undertaken, in relation to potential bat impacts at the above designated sites. This document concludes that the project will not have a Likely Significant Effect on the designated features of the sites, either alone or in-combination.

Natural England agrees with this conclusion, and advises that no mitigation or further assessment is required.

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.

If you have any queries relating to the advice in this letter please contact me [REDACTED]

Yours faithfully,

Sophie Moore

Advisor - Sustainable Development
Sussex and Kent Team
Natural England

[REDACTED]

[REDACTED]

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