

## Altman, Rebecca

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**From:** Martin, Clare  
**Sent:** 27 May 2022 14:26  
**To:** Altman, Rebecca; Morris, Rachael  
**Subject:** FW: NE Response F/20/89488  
**Attachments:** Amended NE Response 341371 - F/20/89488 Residential development of 61 no. dwellings, with associated public open space, landscaping and amenity areas with access off Satchell Lane.

**Categories:** Appeals

**Clare Martin**  
**Senior Planning Officer (Tue to Fri 8.30-16:30)**  
**Ext.: 8256**

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**From:** Wyatt, Louise <Louise.Wyatt@naturalengland.org.uk>  
**Sent:** 27 May 2022 12:36  
**To:** Martin, Clare <Clare.Martin@eastleigh.gov.uk>  
**Subject:** NE Response F/20/89488

Dear Clare Martin

**F/20/89488 - Residential development of 61 no. dwellings, with associated public open space, landscaping and amenity areas with access off Satchell Lane. Land at Satchell Lane, Hamble-Le-Rice.**

**Our ref: 391329**

Thank you for your consultation on the above planning application appeal and apologies for the delay. Please refer to our previous response dated 5 February 2021, attached for reference. Please do get in touch if you have any further questions.

In addition to our previous response, Natural England would advise on the following issue:

### **Recreational impacts on the New Forest SAC, SPA and Ramsar**

[Recent analysis](#) shows that new residential development within a 13.8km buffer zone of the New Forest designated sites is likely to have a significant effect on the sites via recreational impacts (including disturbance, trampling, eutrophication amongst others), alone and/or in combination with other plans or projects. Larger developments (e.g. EIA development) beyond this zone but within 15km may also contribute to recreational impacts on the designated sites.

This application is situated within the 13.8km zone, and therefore Natural England advise your Habitats Regulations Assessment includes this potential impact pathway for consideration, alone and in combination with other plans/projects, proceeding to appropriate assessment stage where likely significant effects cannot be ruled out. It will need to set out in detail any mitigation measures that will be secured in this case, along with the necessary justification of their likely efficacy so as to ensure there is no adverse effect on the integrity of the site(s) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).

Natural England are aware of Eastleigh Borough Council's Interim Mitigation Strategy to address recreational impacts on the New Forest designated sites. Natural England understands this strategy was approved at a cabinet committee meeting in March 2022, to last for 5 years up to March 2027, while cross-boundary partnership work

with other affected local authorities and Natural England progresses the development of a longer term, strategic, proportionate, and co-ordinated approach to suitable address the impacts from planned growth across the area.

Natural England have serious concerns with various elements of the interim strategy, including the reduced provision of Suitable Alternative Natural Greenspace (SANG), the lack of information on increasing visitor capacity at the Itchen Valley Country Park (IVCP) and lack of an accompanying monitoring strategy. This leads to a significant level of uncertainty remaining as to the effectiveness of the proposed in-borough measures. Additionally, we have concerns that the approach will harm ancient woodland at the proposed SANG site east of Allington Lane due to pressure from increased access.

We do not consider the approved Interim strategy is precautionary enough. We advise that further information is provided that demonstrates the effectiveness of providing SANG at a 2ha/1000 people standard, an assessment of current visitor levels/increased capacity at IVCP and agreed measures, and an accompanying monitoring strategy. Without this information, we advise it would not be currently possible to conclude no adverse effects on the integrity of the New Forest designated sites.

Additionally, information on how impacts on ancient woodland from increased access will be avoided and/or mitigated at the proposed SANG site should be provided to demonstrate alignment with requirements in the National Planning Policy Framework regarding irreplaceable habitat and Natural England's [standing advice on ancient woodland, ancient trees and veteran trees](#).

Kind Regards,

Louise Wyatt  
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