

Date: 30 April 2021
Our ref: 348532
Your ref: APP/20/00424



Selina Donophy
Havant Borough Council

BY EMAIL ONLY

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Dear Selina,

Planning consultation: Application to determine whether prior approval is required for timber clad barn with a tin roof.

Location: Antrims Barn and Land to The West, St Peters Road, Hayling Island

Thank you for your consultation on the above dated 31 March 2021 which was received by Natural England on the same date.

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.

FURTHER INFORMATION REQUIRED

- **Further assessment of identified impacts on the Core Area site, including the significance of the impacts and the suitability of proposed mitigation**

Solent Waders and Brent Goose Strategy

The application site is directly adjacent to a 'Core Area' site (H60G) identified in the Solent Waders and Brent Goose Strategy. The Solent Waders and Brent Goose Strategy (SWBGS) aims to protect the network of non-designated terrestrial wader and brent goose sites that support the Solent Special Protection Areas (SPA) from land take and recreational pressure associated with new development. The Core Areas are considered essential to the continued function of the Solent waders and brent goose ecological network and have the strongest functional-linkage to the designated Solent SPAs in terms of their frequency and continuity of use by SPA features. Securing the long term protection and appropriate management of the Core Areas is a key objective for the Solent Waders and Brent Goose Strategy.

Natural England is concerned that, without appropriate mitigation, the proposed development could have significant direct impacts upon the qualifying features of the aforementioned designated site due to impacts on the Solent Waders and Brent Goose ecological network.

Mitigation

The Habitat Regulations Assessment indicated that there is potential for construction noise and activity to cause disturbance of SPA qualifying bird species present on the adjacent primary use site, arising from construction- and operational-phase noise and visual disturbance. It is our advice that a likely significant effect should therefore not be ruled out at this stage.

Where there is a likelihood of significant effects (excluding any measures intended to avoid or

reduce harmful effects on the European site), or there are uncertainties, a competent authority should fully assess (by way of an “appropriate assessment”) the implications of the proposal in view of the conservation objectives for the European site(s) in question. Appropriate assessments cannot have lacunae and must contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt as to the effects of the works proposed on the protected site concerned.

Therefore it is Natural England’s advice that further detail is required to inform an Appropriate Assessment with regards to how the Core Area site could be potentially impacted by the proposals, and whether proposed mitigation can be relied upon to avoid an adverse effect on the qualifying features of the site.

Construction Environmental Management Plan

Due to the proximity to Solent & Southampton Water Special Protection Area (SPA) and SPA functionally linked land. Natural England advise that best practice measures are adopted during construction to limit noise and visual disturbance to the adjacent sensitive habitat. Natural England advises that a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the SPA’s functional land mentioned above.

The CEMP should address the following impacts:

- Noise/visual/vibrational impacts
- Visual screening (for SPA birds)
- Storage of construction materials/chemicals and equipment;
- Dust suppression
- Chemical and/or fuel run-off from construction into designated sites
- Waste disposal.

The CEMP should ensure there is no percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). We advise that this detail should be included in the Appropriate Assessment to demonstrate there is no adverse impact from the construction work on the adjacent designated sites and its functional land. We note that hedging is included in the proposed design, and this is relied upon to reduce noise and visual disturbances during construction and operation. Whilst the hedging may provide a visual screen once established, we advise consideration is given to the time required for the hedging to become established.

Protected species

Natural England has not assessed this application and associated document for impacts on protected species. Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. We advise that the standing advice is interpreted for you by your district ecologist, or an equivalent independent party with the necessary expertise. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Natural England can also provide further advice to the applicant on mitigation options under our [Discretionary Advice Service](#).

Regards,

Joe Forster
Sustainable Development Advisor
Thames Solent Team