

Date: 27 October 2020
Our ref: 331893
Your ref: APP/18/00724



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BY EMAIL ONLY

Dear Daphney Haywood

Planning consultation: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area
Location: Land at Sinah Lane, Hayling Island

Thank you for your consultation on the above dated 26 October 2020 which was received by Natural England on 26 October 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 Chichester & Langstone Harbours SPA/Ramsar <https://designatedsites.naturalengland.org.uk/>.

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, provided that the mitigation therein is in place before during and after construction. 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.

In order to mitigate the adverse effects outlined in your assessment and make the development acceptable, the mitigation measures outlined in the updated "*Habitats Regulations Assessment Screening and Appropriate Assessment dated 16th October 2020 Application ref. APP/18/00724*" should be secured, using an appropriate planning condition or obligation 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.

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](#).

Should the proposal change, please consult us again.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MR Taylor', with a long horizontal flourish underneath.

Matthew R Taylor
Thames Solent