

FAO – Lewis Oliver

Our ref - 297095

Your ref - APP/19/00941 Retrospective application for use of land for siting of temporary brokerage office & 3 storage units for 3 years. (Revised scheme to Planning Permission APP/18/00423). Land at Northney Marina, Northney Road, Hayling Island PO11 0NH.

Dear Lewis,

Thank you very much for consulting Natural England on this application.

The site is located in a sensitive area with respect to the nearby ecological designated sites – the Chichester and Langstone Harbour SPA, Ramsar site and Solent Maritime SAC. However, due to the location, nature, size and temporary nature of the proposed development, Natural England has no comments with respect to these designated sites.

Natural England has produced standing advice to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

The proposed development is within a nationally designated landscape namely Chichester Harbour AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape. Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Please let me know if you have any queries or need further information.

Kind regards
Rachel

Rachel Jones
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Dorset, Hampshire and Isle of Wight Area Team