

Date: 18 September 2020
Our ref: 326506
Your ref: APP/20/00670



Tina Pickup
Havant Borough Council

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Tina Pickup,

Planning consultation: APP/20/00670 - Demolition of existing 3 bedroomed chalet/bungalow and replacement with new 3 bedroomed chalet/bungalow.

Location: 38 The Kench, Ferry Road, Hayling Island, PO11 0DF

Thank you for your consultation on the above dated 28 August 2020 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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application could have an adverse effect on the integrity of Chichester and Langstone Harbours SPA/Ramsar; Solent Maritime SAC; Solent and Dorset Coast SPA; and all underpinning SSSIs.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Construction Environmental Management Plan (CEMP)

We advise that an appropriate planning condition or obligation is 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.

Sites of Special Scientific Interest

The impacts to European sites could also impact SSSIs. 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.

In addition, Natural England would advise on the following issues.

Construction

Natural England advises 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 species and habitats. The CEMP should address the following impacts:

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

The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Species and Biodiversity Enhancement

Natural England refer to your authority to our national [standing advice](#) for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2018 as amended), paragraphs 170(d), 174 and 175. Natural England recommend that an appropriate level of enhancement, such as the addition of bat boxes and/or bird boxes, are secured as part of this application.

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](#).

If you have any queries relating to the advice in this letter please contact me on 07827 897309.

Should the proposal change, please consult us again.

Yours sincerely

Amelia Cockings
Sustainable Development Adviser
Thames Solent Team, Natural England