

Date: 19 June 2018
Our ref: 249315
Your ref: APP/18/00555



Mrs R McMurray
Planning Services
Havant Borough Council

Customer Services
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Crewe Business Park
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Crewe
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BY EMAIL ONLY

Dear Mrs McMurray,

Planning consultation: Proposed 1No. 2 bedroom bungalow with integral garage. Land adjacent to 186 Havant Road, Hayling Island, PO11 0LJ
Location: Land adjacent to 186 Havant Road, Hayling Island, PO11 0LJ

Thank you for your consultation on the above dated 08 June 2018 which was received by Natural England on 12 June 2018.

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 and Langstone Harbours Special Protection Area; Chichester and Langstone Harbours Ramsar; Solent Maritime Special Area of Conservation.
- damage the interest features for which Langstone Harbour Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

This application is within 5.6km of the Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted policy CS1 to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, through a financial contribution, as agreed by the Solent Recreation Mitigation Partnership (SRMP). Provided that the applicant is complying with the policy, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the adverse effects from recreational disturbance. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's advice on other natural environment issues is set out below.

Protected Species

Natural England has produced [standing advice](#)¹ 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.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

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 07552268113.

Should the proposal change, please consult us again.

Yours sincerely

Rebecca Berry
Solent Planning Adviser

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>