

FAO: Mrs Pickup 262232 Retrospective COU Hayling Island
Donkey Sanctuary, Mill Rythe Lane, Hayling Island -
APP/18/00440 - Havant Council

Berry, Rebecca (NE) <Rebecca.Berry@naturalengland.org.uk>

Reply

Mon 05/11, 16:16

Dear Mrs Pickup,

RE: APP/18/00440 Retrospective change of use from animal grazing land to donkey sanctuary; proposed sub-division to smaller paddocks, with paddock 1 providing overflow parking; provision of visitor centre cabin and toilet facilities; replacement and additional animal shelters and storage containers; extension of hard surfacing and enlargement of parking area. Hayling Island Donkey Sanctuary, Mill Rythe Lane, Hayling Island

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON CHICHESTER AND LANGSTONE HARBOUR SPA/RAMSAR, CHICHESTER HARBOUR SSSI AND SOLENT MARITIME SAC

As submitted, the application could have potential significant effects on Chichester and Langstone Harbour SPA/Ramsar, Chichester Harbour SSSI and the Solent Maritime SAC. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

Natural England welcomes the information stating that the muck heaps are over 10m from any watercourse and that the heap is bunded to prevent run-off. However, we require the following further information:

- Confirmation that the heaps are:
 - not liable to being waterlogged or flooded
 - at least 50 metres from a spring well or borehole
- Details of whether a waterproof material used underneath and to cover the manure
- Details of preventative measures to ensure no over-spill from bunded area

Without this information, Natural England may need to object to the proposal.

Natural England also advises that a record is kept of the location of the sites used for muck heaps and the dates of use. The field heaps should be moved every 12 months and a two year gap should be left before returning to the same site.

For further information about the storage of organic matter please read the [government's guidance notes](#).

Further Advice:

Landscape advice

The proposed development is for a site within to 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 172 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 172 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.

If you have any queries relating to the advice in this letter please contact me on 02080261478.

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above, has been provided.

Yours sincerely
Rebecca Berry

Rebecca Berry
Sustainable Development Adviser
Area 13 - Dorset, Hampshire & IoW
Natural England
4th Floor
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

07552268113
02080261478

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We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.



Subject: 2018-11-08 262232 Retrospective COU Hayling Island Donkey Sanctuary, Mill Rythe Lane, Hayling Island - APP/18/00440 - Havant Council

FAO Area Team

Could you please review the proposal & comment accordingly.

Regards,
Beth

Beth Seale
Technical Services Consultation Team
Natural England, County Hall, Spetchley Road, Worcester WR5 2NP
Tel: 03000603900

www.gov.uk/natural-england
<mailto:consultations@naturalengland.org.uk>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – the Discretionary Advice Service, which provided pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)