

Houghton, Michelle

From: Berry, Rebecca (NE) <Rebecca.Berry@naturalengland.org.uk>
Sent: 13 September 2018 10:35
To: Havant Planning and Development Mailbox New
Subject: FAO Mrs McMurray Tracker ref 258296 NE Consultation Response - 35 Lovedean Lane, Waterloooville PO8 8HJ

Dear Mrs McMurray,

RE: APP/18/00602 Appropriate Assessment - Change of use of existing one bedroom annex to an independent two bedroom dwelling with associated curtilage & separate vehicular access. Retention of 35 Lovedean Lane on reduced curtilage. 35 Lovedean Lane, Waterloooville PO8 8HJ

Appropriate Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

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. 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, providing that all mitigation measures are appropriately secured in any permission given.

Please note in future cases where the necessary avoidance and mitigation measures are limited to collecting a funding contribution that is in line with an agreed strategic approach for the mitigation of impacts on European Sites then, provided no other adverse impacts are identified by your authority's appropriate assessment, your authority may be assured that Natural England agrees that the Appropriate Assessment can conclude that there will be no adverse effect on the integrity of the European Sites. In such cases Natural England will not require a Regulation 63 appropriate assessment consultation.

Other Advice

Ancient Woodland and Veteran Trees:

Natural England notes that this proposal is within close proximity to ancient woodland. You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.

Kind regards,
Rebecca Berry

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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.

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