

Houghton, Michelle

From: Berry, Rebecca (NE) <Rebecca.Berry@naturalengland.org.uk>
Sent: 02 July 2018 13:24
To: Havant Planning and Development Mailbox New
Subject: Tracker ref: 250985 - NE Consultation response – APP/18/00501- Prior notification for change of use from class B1(a) office use to C3 residential use... PO11 9EH

FAO: Mrs K Wooden
Your ref: APP/18/00501
Our ref: 250985

Dear Mrs K Wooden,

Prior Notification: APP/18/00501 Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination. 92 Elm Grove, Hayling Island, PO11 9EH

Thank you very much for consulting Natural England on the above pre-application. Please find below some details for consideration:

Bird Aware Solent / SRMP Contributions

This application is within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and will lead to a net increase in residential accommodation. Any forthcoming planning application will need to comply with adopted planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP) Definitive Strategy.

Protected Species

We have not assessed the application and associated documents for impacts on protected species. Natural England has published [Standing Advice](#) on protected species. You should apply our Standing Advice to this application. As Standing Advice it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. However, the Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted. If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk

General Advice

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

We would be very happy to provide the applicant with further information or clarification on the above as part of our [Discretionary Advice Service](#).

Please call if you need any further information or have any queries.

Kind regards
Rebecca

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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.

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