

Houghton, Michelle

From: Jones, Rachel 2 (NE) <Rachel.Jones2@naturalengland.org.uk>
Sent: 19 June 2018 13:30
To: Havant Planning and Development Mailbox New
Subject: APP/18/00407
Attachments: Annex A to standard letters-final.pdf

FAO – Mrs E Chisnall

Your ref – APP/18/00407 | Construction of 1No. modern two storey energy efficient dwelling, including car parking and refuse storage. Removal of existing office building and extension of existing vehicular access. | Eastview, Manor Road, Hayling Island, PO11 0QH
Our ref – 249916

Dear Mrs Chisnall,

Thank you very much for consulting Natural England on the above planning application and Appropriate Assessment.

Appropriate Assessment

Natural England has reviewed the Appropriate Assessment.

Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

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

Water Resources

Natural England encourages all new development to adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances.

General Advice

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

Please let me know if you have any queries.

Kind regards
Rachel

Rachel Jones
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<http://www.gov.uk/natural-england>

Please send planning consultations to Natural England by email to: consultations@naturalengland.org.uk.

www.gov.uk/government/organisations/natural-england

Natural England is accredited to the Cabinet Office Customer Services Excellence Standard.

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.

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