

Otton, Chloe

From: Jones, Rachel 2 (NE) <Rachel.Jones2@naturalengland.org.uk>
Sent: 08 June 2018 10:53
To: Havant Planning and Development Mailbox New
Subject: APP/18/00423

Categories: Orange category

FAO – Lewis Oliver

Our ref - 247434

Your ref - APP/18/00423 -Siting of temporary offices for a period of 3 years. Land at Northney Marina, Northney Road, Hayling Island

Dear Lewis,

Thank you very much for consulting Natural England on this application.

The site is located in a sensitive area with respect to the nearby ecological designated sites – the Chichester and Langstone Harbour SPA, Ramsar site and Solent Maritime SAC. However, due to the location, nature, size and temporary nature of the proposed development, Natural England has no comments with respect to these designated sites.

We note that there will be some vegetation clearance on-site. Natural England has not assessed the application and associated documents for impacts on protected species and habitats and recommends that your authority consults a Hampshire County Council (HCC) ecologist. Natural England also encourages all applications to incorporate biodiversity opportunities in and around developments and ensure measures to enhance biodiversity are included in the application.

The proposed development is within 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 115 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 116 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.

Please let me know if you have any queries or need further information.

Kind regards

Rachel

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

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