

Date: 11 April 2017
Our ref: 212059
Your ref: APP/17/00247



Mr D Eaves
Havant Borough Council

Customer Services
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BY EMAIL ONLY

Dear Mr Eaves

Planning consultation: APP/17/00247 Demolition of existing dwelling and erection of 1 No. 4 bed dwelling, double garage, boat house and swimming pool.

Location: Yacht Haven, Copse Lane, Hayling Island, PO11 0RH

Thank you for your consultation on the above dated 24 March 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

The site lies adjacent to the Chichester and Langstone Harbour Special Protection Area (SPA), which is also notified as Chichester and Langstone Harbour Ramsar site and adjacent to the Solent Maritime Special Area of Conservation (SAC). The site also lies adjacent to the Chichester Harbour Site of Special Scientific Interest (SSSI) and the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Although the area of development is set back from the designated sites, there is the potential for the construction work to:

- have an adverse effect on the integrity of Chichester and Langstone Harbour Special Protection Area, Ramsar site and the Solent Maritime Special Area of Conservation
- damage or destroy the interest features for which Chichester Harbour Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required:

- Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. 01 October to 31 March inclusive).

All contractors working on site should be made aware of the informative (below) and should be provided with a map that clearly shows the boundaries of the designated sites in relation to the development site.

Informative:

- The applicant is advised that should storage, access or encroachment within the Chichester Harbour SSSI be found to occur as a result of the proposals during or after the works, this could be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended).

We advise that an appropriate planning condition(s) or obligation is attached to any planning permission to secure these measures.

Further advice on mitigation

The Construction Environmental Management Plan (CEMP) shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. It shall also include details on how certain activities will be limited in time, location and noise level to minimise the risk of disturbance to SPA birds. The following issues should be addressed:

- Noise disturbance
- Visual disturbance
- Increased light disturbance (including after daylight hours)
- Vibrations by works
- Dust, silt and other works-related pollutants that may run-off into the protected site.

Chichester Harbour Area of Outstanding Natural Beauty (AONB)

The proposed development site is next 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 and that you consult the relevant AONB Partnership or Conservation Board.

Other advice

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A. Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07717 808691. Should the proposal change, please consult us again.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Rachel Jones
Lead Advisor Solent
Dorset, Hampshire and Isle of Wight