

Date: 28 March 2017
Our ref: 210302
Your ref: APP/17/00207



Mrs Rachael McMurray
Havant Borough Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Rachael

Planning consultation: APP/17/00207 – Construct Vehicular Track from the Public Highway to provide access to Established Wedding Venue and Holiday Cottage in replacement of Agriculture Track prior to Notification Approval APP/12/01333

Location: Tournerbury Woods, Tournerbury Lane, Hayling Island

Thank you for your consultation on the above dated 07 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

This application is in close proximity to the Chichester and Langstone Harbour Special Protection Area (SPA), which is also notified as the Chichester and Langstone Harbour Ramsar site, and the Solent Maritime Special Area of Conservation (SAC). The site also lies in close proximity to the Chichester Harbour Site of Special Scientific Interest (SSSI).

The development site is wholly within a site (H40 E) classified as 'uncertain' as a high tide roost for waders, which is a qualifying feature of the aforementioned SPA, and immediately adjacent to a site (H40F) identified as 'uncertain' for waders and Brent Geese in the Solent Waders and Brent Goose Strategy 2010 Update.

As a precautionary measure, we recommend that the following condition is appended to the planning permission:

- 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. October to March inclusive).

Provided that the applicant is compliant with this condition, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has **no objection** to this aspect of the application.

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

European sites – Chichester and Langstone Harbour Special Protection Area and Ramsar site, and the Solent Maritime Special Area of Conservation

The proposals will result in a small loss of functional land associated with the construction of the vehicular track. However, Natural England considers that the nature and scale of the proposals would be unlikely to have a significant effect on the integrity of the European sites. The potential for disturbance during construction has been addressed by the aforementioned planning condition.

Chichester Harbour Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Protected Landscapes – Chichester Harbour AONB

The development site lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Based on the plans submitted, Natural England has no objection to the proposed development. We do not consider that the proposed development would compromise the purposes of designation or special qualities of the AONB. We would advise that any landscape and visual impacts are minimised as far as possible.

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