

Date: 16 February 2017
Our ref: 206855
Your ref: APP/17/00007



Mr D Eaves
Case Officer
Havant Borough Council

Customer Services
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BY EMAIL ONLY

Dear David

Planning consultation: Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access.

Location: Land at Rook Farm, St Marys Road, Hayling Island

Thank you for your consultation on the above dated 24 January 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.

Objection - Further information required

There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Please provide the information listed below and reconsult Natural England. Please note that you are required to provide a further 21 day period for us to respond.

European/International Sites

This site is in close proximity to Chichester and Langstone Harbour Ramsar and Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC).

The application is on a site that is identified in the 2017 updated data for the Brent Goose and Waders strategy as an important supporting habitat for Waders and Brent Geese of Chichester and Langstone Harbour SPA with up to 1,000 birds using this site.

The Preliminary Ecological Appraisal (dated Dec 16) submitted with the application has not taken this data into account although recommended winter bird surveys be undertaken to provide up to date information in relation to Waders and Brent Geese.

There is, therefore, currently insufficient information for you to undertake a Habitats Regulation Assessment of the proposed development. We advise you to obtain the following information:

- An up to date assessment of the impacts of the development on this important supporting habitat for the Waders and Brent Geese of Chichester and Langstone Harbour SPA, taking into account the 2017 Data.
- This assessment will need to demonstrate that a strategy for avoidance and mitigation measures can be implemented both for the loss of supporting habitat and for any disturbance on the Waders and Brent geese arising from the development proposals.
- This assessment will need to demonstrate that there will be no likely significant effect on the supporting habitat and on the Waders and Brent Geese as a result of the development proposals. This will need to demonstrate no likely significant effect alone or in combination with other relevant plans or projects.

Chichester Harbour Site of Special Scientific Interest (SSSI)

Our concerns regarding the potential impacts upon the Chichester and Langstone Harbour SPA coincide with our concerns regarding the potential impacts upon the Chichester Harbour SSSI, and are detailed above.

Protected Species

We concur with the advice given by the county ecologist that up to date licences for the protected species will need to be obtained from Natural England's licencing team prior to the commencement of work impacted upon the protected species.

Please note that we are not seeking further information on other aspects of the natural environment, although we may make comments on other issues in our final response.

On receipt of the information requested, we will aim to provide a full response within 21 days of receipt. Please be aware that if the information requested is not supplied, Natural England may need to consider objecting to the proposal on the basis of potential harm to the above designated sites.

Should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, or seek advice on the protected species licencing we recommend that they use our [Discretionary Advice Service](#).

Please send further correspondence, marked for my attention, to consultations@naturalengland.org.uk quoting our reference 206855

Yours sincerely

P Holmes

Dr Pauline Holmes
Sustainable Development Lead Advisor
Dorset, Hampshire and Isle of Wight Area Team