

Date: 12 July 2017
Our ref: 219206
Your ref: APP/17/00654



Mr Lewis Oliver
Havant Borough Council

Customer Services
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BY EMAIL ONLY

Dear Lewis

Planning consultation: APP/17/00654 Renovation & conversion of stable building, replacement of 1970's lean-to, & re-construction of derelict East end to create 1 No. 3 bedroom 2 storey dwelling.
Location: Osier Dell, Manor Road, Hayling Island, PO11 0QW

Thank you for your consultation on the above dated 22 June 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 within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure this measure. As such, 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.

Other Advice

We have not assessed the application and associated documents for impacts on protected species. However, it is noted that detailed reports have been submitted with the application and include mitigation measures for bats, Barn Owl, nesting birds and reptiles.

Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development. 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.

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 may be granted.

You should apply our Standing Advice to this application and having done so, if you require further advice on European Protected Species, please could you:

- Indicate which European Protected Species you require advice on.
- Outline which specific section of the standing advice you are having difficulty in applying in relation to this application.
- Set out what you require assistance with in the form of specific questions.

Once you have gathered together this information please contact us at:

consultations@naturalengland.org.uk.

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

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