

Date: 18 January 2017
Our ref: 204463
Your ref: APP/16/01237



Lewis Oliver
Case officer
Havant Borough Council

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BY EMAIL ONLY

Dear Lewis.

Planning consultation Demolition of 6,111 square metres of redundant chalets and facilities buildings, use of land for the siting of 204 holiday caravans including 5 caravans for use as staff accommodation, refurbishment of retained single and two storey holiday chalets to form 87 units of holiday accommodation, retain managers bungalow, sales area for 5 caravans, refurbishment of remainder of central facilities building, CCTV cameras, provision of new pedestrian concourse with terraces, splash and dry play areas, multi-games court, adventure golf course and outdoor theatre and new landscaping. Retaining existing pitch and putt golf course to the east of the site:

Location: Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB

Thank you for your consultation on the above dated 19th December 2016. 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

The application site is adjacent to Chichester and Langstone Harbour Ramsar, Chichester and Langstone Harbour SPA and Solent Maritime SAC.

A Habitat Regulations Assessment: Stage 1 screening report dated September 2016 has been submitted with this application. Natural England does not agree with the conclusion of this HRA screening report that there is no Likely Significant Effect on the European designated sites.

The HRA Screening report states that *"it is understood that the development proposals will result in increase in the overall capacity of the holiday village in comparison to existing visitor numbers"* (section 9.2) however when it has looked at public access and disturbance the report states *"As the proposed development involves a replacement of the existing facility with a new-build of reduced capacity it is not considered likely that the new development will have an impact that exceeds existing ambient levels of disturbance"*(section 10.1) Clarity of this is clearly required.

Natural England advise that 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:

- Information on the existing number of people who use the holiday village and the anticipated numbers proposed when the site is redeveloped. This should be followed by an assessment of recreation impacts based on these new figures.
- Information on the impacts of recreation disturbance to the Chichester and Langstone Harbour SPA birds using the supporting habitat that surrounds the holiday village. This supporting habitat has been identified in the Solent Waders and Brent Goose Strategy but has not been assessed as part of the HRA screening report. Natural England advises that it needs to be.
- Information on whether the holiday village as a proposed flagship resort, will be promoting recreational activities on the shore. If so:
 - what activities will be promoted
 - what time of year will they occur (for example from the months of x to x)
 - How many visitors would be anticipated
 - What impacts would this have on the conservation objectives of the European and Internationally designated sites
 - What avoidance or mitigation measures will be put in place

Sites of Special Scientific Interest (SSSI)

A full assessment has not been provided of the potential impacts the proposal will have on the Chichester Harbour SSSI, [A link to this designation can be found here](#)

We advise you to obtain the information set out above for the European and internationally designated sites and that this information is used to assess the potential impacts of the proposal on the SSSI

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, 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 204463

Yours sincerely

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P Holmes

Dr Pauline Holmes
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