



Havant
BOROUGH COUNCIL

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Dunsbury Hill Farm, Park Lane, Havant

**APPROPRIATE ASSESSMENT (SCREENING) OF PLANS OR PROJECTS BY HAVANT
BOROUGH COUNCIL**

Project: Hybrid planning application (reference APP/12/00338) comprising a part outline application relating to development for employment uses and a hotel with conference facilities and a part detailed application for a new access link road with bus gate to Woolston Road; together with landscaping, infrastructure and associated works.

Chichester and Langstone Harbours SPA/Ramsar
Chichester and Langstone Harbours SPA
Solent & Isle of Wight Lagoons SAC
Portsmouth Harbour SPA/Ramsar site
Butser Hill SAC
Singleton & Cocking Tunnels Bat SAC

Date of Appropriate Assessment (Screening): 18th February 2014.

This is an appropriate assessment, required by the Habitats and Species Regulations 2010, undertaken by Havant Borough Council in respect of the above project. It is considered that the project would be *unlikely to have a significant effect, either alone or in combination with other plans or projects, subject to the mitigation, enhancement and monitoring measures proposed in the Environmental Statement (Ecology) being secured as part of any planning permission granted*. This has been confirmed by Natural England in its consultation response of **16th May 2012** (appended) and is hereby adopted by Havant Borough Council.

It is noted that information and assessment contained in the Stage 1 Screening Document submitted with the application concludes no likely significant impacts on these designated sites by the project either alone or in combination with other plans or projects. The individual elements and impacts of the scheme were reviewed by the Borough Council in consultation with a range of specialist consultees in addition to Natural England and the Environment Agency in relation to: air quality, water quality, noise, visual disturbance, waste and risk of contamination and the provision of recreation. These issues and ecology also form part of the Environmental Statement submitted with the application. Some ecology surveys have been updated. The Consultee responses are summarised in the Development Management Committee report of the Borough Council dated 28th March 2013. Planning conditions arising from the advice of consultees were agreed by the Committee as part of the resolution to approve the project.

Accordingly it is concluded that there is no requirement for further stages of the Habitats and Species Regulations process.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Chris Murray
Development Services Manager

DATE: 19th February 2014

Date: 16 May 2012
Our ref: 51089
Your ref: APP/12/00338



NATURAL
ENGLAND

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By email only, no hard copy to follow

Dear Mr Sebbinger

**LANGSTONE HARBOUR SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
CHICHESTER AND LANGSTONE HARBOURS SPECIAL PROTECTION AREA (SPA)/RAMSAR
SOLENT MARITIME SPECIAL AREA OF CONSERVATION (SAC)**

Proposal: Hybrid application comprising a part outline application relating to employment uses and a hotel with conference facilities and a part detailed application for a new link road with bus gate to Woolston Road; together with landscaping; infrastructure and associated works

Location: Dunsbury Hill Farm, Park Lane, Cowplain, Waterlooville

Thank you for your letter dated 13 April 2012 consulting Natural England on the above application.

Assessment under the Conservation of Habitats and Species Regulations 2010 and Advice under S281 of the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000)

It is Natural England's advice that the proposed development is unlikely to have a significant effect, either alone or in combination with other plans or projects, subject to the mitigation, enhancement and monitoring measures proposed in the Environmental Statement (Ecology) being secured as part of any planning permission granted.

Protected species

Natural England welcomes the submission of the ecological survey and we recommend that you consult your in-house ecologist with regards to the results of the survey and the appropriateness of the mitigation proposed. This is in line with Natural England's standing advice which can be found at

http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/protectedspecies/default.aspx

We would also recommend that when future applications are made for the employment uses on the site, that a lighting strategy is included specifically addressing how impacts on bats will be minimised.

Landscaping using native species

Natural England would advise that any landscaping/planting schemes use native species of local provenance and that existing wildlife habitats and corridors are retained. Further information about what plants to use can be found from this web site:

<http://www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/index.html>

If you require any further information regarding this response, or require clarification of any issues relating to these proposals, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Thompson', written in a cursive style.

Simon Thompson

Lead Adviser

Land Use Operations Team

Tel: 0300 060 4625 Email: simon.thompson@naturalengland.org.uk