

Date: 11 April 2013
Our ref: 83698
Your ref: APP/13/00277



Havant Borough Council
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Customer Services
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BY EMAIL ONLY

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Outline Application for the erection of 2No. dwellings and new garage for existing dwelling, utilising access onto Croft Lane. (Revised Application).

Location: Land Adjacent to The Retreat, Croft Lane, Hayling Island, PO11 0LT.

European Protected Species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended)

Thank you for your consultation which we received on 10 April 2013.

Natura 2000 site

Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Solent Maritime has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.¹

SSSI

This application is in close proximity to the Langstone Harbour Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which this site has been notified.. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

Protected Species

Natural England advises that there is sufficient information available regarding bats.

From the information available to us Natural England:

- Considers that there are suitable features on, or in the vicinity of the application site for bats to use as roosts
- Confirms that detailed visual inspections have been carried out, with no evidence of a roost found
- Advises that the application does not involve a medium or high risk building as defined in our standing advice.

¹ This reply comprises our statutory consultation response under provisions of Article 20 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 Regulation 61 (3) of the *Conservation of Habitats and Species Regulations 2010 (as amended)* and Section 28(l) of the *Wildlife and Countryside Act 1981* (as amended).

- Advises that the application is unlikely to affect the species, through disturbance to individuals, or from damage or destruction of a roost.

Natural England's standing advice found [here](#) provides guidance on how protected species should be dealt with in the planning system. Specific advice on bats is provided here: [Standing Advice Species Sheet: Bats](#).

Given the bird sensitivities in the area, the proposed construction will need to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds, therefore it will be necessary to:

- Ensure best practice is in place for operating machinery to reduce unnecessary noise;
- No percussive piling or works with heavy machinery occur within the waterfowl over-wintering period, 1 October to 31 March inclusive. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.

We have not assessed the survey for [badgers](#), [water voles](#), [white-clawed crayfish](#) or widespread [reptiles](#). These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

We advise the authority to consider requesting biodiversity enhancements for the site in accordance with the [NPPF](#) and Section 40 of the [NERC Act](#).

If you would like guidance on how to use our standing advice, or how we used the standing advice to reach our conclusion, please email consultations@naturalengland.org.uk or call us on the number above.

Yours faithfully

James Hughes
Customer Service Consultation Team