

Date: 16 October 2012
Our ref: 66437
Your ref: APP/12/01005



Mrs D Haywood
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Customer Services
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BY EMAIL ONLY

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Dear Mrs Haywood

Planning consultation: Demolition of existing building and construction of 2 No. two and a half storey 3 bed semi detached dwelling houses with integral garages.

Location: Westminster Works, 15 Nile Street, Emsworth, PO10 7EF.

Thank you for your consultation dated 05 October 2012 and received by Natural England on 05 October 2012.

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.

This application falls within Chichester Harbour Area of Outstanding Natural Beauty (AONB). Natural England has no comments to make on this proposal as we do not believe that this development is likely to impact on the purposes of designation of Chichester Harbour AONB.

Given the location of the development, however, the local planning authority should seek the views of the Chichester Harbour Conservancy where relevant, prior to determining this planning application, as they may have comments to make on the location, nature or design of this development.

Protected Species

The application form for this proposal indicates in section 14 that "there is no reasonable likelihood of: protected and priority species being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site".

However, the description and location of the development suggest that an assessment for biodiversity interests needs to be considered. The Association of Local Government Ecologists (ALGE) have produced [guidance](#) to help planning authorities identify whether they have all necessary information with which to make a planning decision that is compliant with their statutory obligations for nature conservation.

I attach table 1 from the guidance which is a matrix of development type against species. We advise the authority to ensure that the relevant species have been considered and confirmed as not being affected by this development before determining this application.

We would, in any event, expect the LPA to assess and consider the possible impacts resulting from this proposal on the following issues when determining this application:

Local wildlife sites

If the proposal site could result in an impact on a Local Site¹, Local Nature Reserve (LNR) or priority habitat the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application, ensuring that it does so in conformity with the wording of paragraph 168 of the National Planning Policy Framework. For further information on Local Sites, your authority should seek views from your ecologist, or the Local Sites designation body in your area.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bryn Pryce', on a light-colored rectangular background.

Bryn Pryce
Customer Service Consultation Team

¹ As defined in the DEFRA Local Sites guidance