

Date: 8 May 2013  
Our ref: 84375  
Your ref: APP/12/00772



Mr D Eaves  
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**By email only, no hard copy to follow**

Dear Mr Eaves,

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

**Proposal: Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.**

**Location: Land South of, Ranelagh Road, Havant**

Thank you for your email dated 17 April 2013 requesting Natural England's comments on the above re-consultation.

**The Conservation of Habitats and Species Regulations 2010 (as amended)**

The application site is close to habitats which form part of the Chichester Harbour Site of Special Scientific Interest (SSSI). This SSSI is part of the Solent Maritime Special Area of Conservation (SAC) and the Chichester and Langstone Harbours Special Protection Area (SPA) and is a Wetland of International Importance under the Ramsar Convention (Ramsar Site). 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(1) of *the Wildlife and Countryside Act 1981* (as amended).

**Natura 2000 site – Removal of Objection**

Natural England previously objected to the above proposal on the grounds that there was insufficient information to determine the likely in-combination effect on Chichester and Langstone Harbours SPA/Ramsar sites.

Following a meeting with the applicant, further information has been submitted in support of the application:

- Habitat Regulations Assessment including Visitor Survey Report
- Plans showing addition of footpath off-site

Natural England is satisfied that, subject to the provision of the improved footpaths and open space as set out in the above documents being secured in perpetuity by an appropriate legal agreement, our objection can be removed.

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 28I (6) of the *Wildlife and Countryside Act 1981* (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

We would be happy to comment further should the need arise but if in the meantime you have any queries, please do not hesitate to contact Simon Thompson at the above address, by telephone on 0300 060 4625 or by email to [simon.thompson@naturalengland.org.uk](mailto:simon.thompson@naturalengland.org.uk)

Yours sincerely

Simon Thompson  
Lead Adviser  
Land Use Operations Team