

Date: 09 September 2013
Our ref: 95480
Your ref: APP/13/00750



Mr D Eaves
Havant Borough Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
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CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Eaves,

Planning consultation: Conversion and extension of existing disused barn and cart shed into new 3bedroom house, with new vehicle and pedestrian access from Northwood Lane.

Location: Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR.

Thank you for your consultation on the above dated 19 August 2013.

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 is in close proximity to the Langstone Harbour and Chichester Harbour Sites of Special Scientific Interest (SSSI's). These SSSI's are part of the Chichester & Langstone Harbours Special Protection Area (SPA)/Ramsar and the Solent Maritime Special Area of Conservation (SAC).

Natura 2000 site – No objection

Although the application will result in a net increase in residential units, and the site is within the 5.6km zone of influence in relation to Solent European designated sites, Natural England has agreed an interim position with the Solent local authorities. Under this interim position, very small scale development, such as this proposal, will be temporarily exempt from the requirement for mitigation with regard to recreation disturbance. It should be noted that this approach only applies whilst a mitigation scheme is being worked up by the local authorities around the Solent.

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 the above sites have 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

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 the above SSSI 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(I) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

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)*, (The Habitat Regulations) and Section 28(I) of the *Wildlife and Countryside Act 1981* (as amended).

Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or priority species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice² on priority and protected species and their consideration in the planning system.

[Natural England Standing Advice for Protected Species](#) is available on our website to help local planning authorities better understand the impact of development on protected or priority species should they be identified as an issue at particular developments. This also sets out when, following receipt of survey information, the authority should undertake further consultation with Natural England.

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 us.

For any queries relating to the specific advice in this letter only please contact Rebecca Bishop on 0300 060 0958. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely,

Rebecca Bishop

Rebecca Bishop

Adviser

Land Use Operations Team - Ashford

² Paragraph 98 and 99 of ODPM Circular 06/2005