

Date: 09 November 2012
Our ref: 69199
Your ref: APP/12/01123



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BY EMAIL ONLY

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Dear Sirs,

Planning consultation: New pitched roof to allow living accommodation at second floor level, including roof lights, and incorporating Juliet balcony to rear; two storey front extension; and extension to rear balcony at first floor, and other alterations

Location: 16 Bracklesham Road, Hayling Island, PO11 9SJ

Thank you for your consultation on the above dated 02 November 2012 and received by Natural England on 02 November 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. Natural England has no comments to make on this proposal as we do not believe that this development is likely to impact on the reasons for which the site is designated. 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.

This application is also in close proximity to the Chichester Harbour Site of Special Scientific Interest (SSSI). This SSSI is further designated as the Chichester and Langstone Harbour Special Area of Conservation (SPA) and Chichester and Langstone Harbour Ramsar (Ramsar Site).

This reply gives our advice on the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

It is our view that, either alone or in combination with other plans or projects, this proposal would not be likely to have a significant effect on the above site(s) and the permission may be granted (subject to other planning considerations) under the terms of the Conservation of Habitats and Species Regulations.

Aside from the comments on designated sites above, we would expect the LPA to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

Biodiversity Action Plan (BAP) Priority Habitat

The national habitat inventories indicate that this development coincides with an area of BAP priority habitat. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Protected species

If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice¹ on BAP and protected species and their consideration in the planning system.

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

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

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 faithfully



Judy Connell
Customer Service Consultation Team

¹ Paragraph 98 and 99 of ODPM Circular 06/2005