

Date: 03 September 2012
Our ref: 62144
Your ref: APP/12/00760 & 00761



Mrs A Wright
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BY EMAIL ONLY

Dear Mrs A Wright

Planning consultation: Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road.

Location: St Michaels Convent, 354 London Road, Waterloooville, PO7 7SS

Thank you for your consultation on the above dated 16 August 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.

Chichester and Langstone Harbours Special Protection Area (SPA)/Ramsar

The application site is within 5Km of Chichester and Langstone Harbours SPA/Ramsar, we would therefore advise that work is on-going with regard to the Solent Disturbance and Mitigation Project, and that there is the potential that the outcomes of this work could be relevant to the proposal site in the future.

Natura 2000 site – No objection

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 Chichester and Langstone Harbours SPA/Ramsar 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

Chichester Harbour AONB

Full regard should be paid to the Chichester Harbour AONB Management Plan 2009-2014, for detailed guidance on ways in which landscape character and local distinctiveness can be conserved and enhanced. The Management Plan can be found at the following link:

<http://www.conservancy.co.uk/page/Management-Plan/307/>

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 (Amendment) Regulations 2012* (The Conservation Regulations) and Section 28(1) 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 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 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 advice² on BAP 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 BAP 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 Simon Thompson on 0300 060 4625. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely



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² Paragraph 98 and 99 of ODPM Circular 06/2005