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Our ref: 51089
Your ref: APP/12/00338

NATURAL
ENGLAND

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By email only, no hard copy to follow

Dear Mr Sebbinger

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

Proposal: Hybrid application comprising a part outline application relating to employment uses and a hotel with conference facilities and a part detailed application for a new link road with bus gate to Woolston Road; together with landscaping; infrastructure and associated works

Location: Dunsbury Hill Farm, Park Lane, Cowplain, Waterlooville

Thank you for your letter dated 13 April 2012 consulting Natural England on the above application.

Assessment under the Conservation of Habitats and Species Regulations 2010 and Advice under S281 of the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000)

It is Natural England's advice that the proposed development is unlikely to have a significant effect, either alone or in combination with other plans or projects, subject to the mitigation, enhancement and monitoring measures proposed in the Environmental Statement (Ecology) being secured as part of any planning permission granted.

Protected species

Natural England welcomes the submission of the ecological survey and we recommend that you consult your in-house ecologist with regards to the results of the survey and the appropriateness of the mitigation proposed. This is in line with Natural England's standing advice which can be found at

http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/protectedspecies/default.aspx

We would also recommend that when future applications are made for the employment uses on the site, that a lighting strategy is included specifically addressing how impacts on bats will be minimised.

Landscaping using native species

Natural England would advise that any landscaping/planting schemes use native species of local provenance and that existing wildlife habitats and corridors are retained. Further information about what plants to use can be found from this web site:

<http://www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/index.html>

If you require any further information regarding this response, or require clarification of any issues relating to these proposals, please do not hesitate to contact me.

Yours sincerely



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