

Date: 15 December 2025
Our ref: 535623
Your ref: APP/25/00937



Ms J Fox
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BY EMAIL ONLY

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Dear Ms Fox

Planning consultation: Provision of Fixed Container of 9 metre length, to replace present mobile cafe unit; with external freestanding toilet.

Location: Brontes Cafe, Havant Road, Hayling Island, PO11 0LP

Thank you for your consultation on the above dated 04 December 2025 which was received by Natural England on the same date.

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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Other advice

King Charles III England Coast Path

Natural England has a duty to align the King Charles III England Coast Path (KCIIIIECP) around the whole of the English coast and is aiming open as much of the KCIIIIECP as it can by 2020. The KCIIIIECP is a new National Trail with an associated margin of land for the public to access and enjoy. To find out about progress of the KCIIIIECP in your area, visit the Natural England website [here](#). The National Planning Policy Framework (paragraph 185d) supports the creation and maintenance of a continuous signed and managed route around the coast.

In proposing an alignment, Natural England must aim to strike a fair balance between the interests of the public in having rights of access over coastal land and the interests of owners and occupiers of any land over which any coastal access rights would be conferred. We follow an approach set out in the approved [Coastal Access Scheme](#) and all proposals require approval by the Secretary of State.

One of the key alignment criteria set out by the Marine and Coastal Access Act 2009 is that it is desirable for the trail to adhere to the periphery of the coast and to provide views of the sea. We advise the applicant to consider making suitable provision for the KCIIIIECP in this development proposal and we would welcome discussion about how this might be achieved.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

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 regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Mrs Sally Ireland
Consultations Team