

Douglas, Sarah

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 18 November 2022 12:29
To: Sharpe, Summer
Subject: Re: Planning Application Consultation Request F/22/94046
Attachments: Annex A [May 2022].pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultees

Please see below for Natural England's response in relation to the above consultation.

Dear Ms Sharpe

Application Ref: F/22/94046
Our Ref: 412272

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.

Further information on when to consult Natural England on planning proposals is here: [Planning and Transport Authorities: get environmental advice on planning – GOV.UK](#).

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in **Annex A**.

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here: [Protected Sites and Areas: how to review planning applications – GOV.UK](#).

Further guidance is also set out in [Planning Practice Guidance on the Natural Environment – GOV.UK](#) and on [Habitats Regulations Assessment Appropriate Assessment – GOV.UK](#).

Non-detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision-making process.

Should the proposal change, please consult us again.

Yours sincerely

Paul Scott

Consultations Team
Operations Delivery, Natural England
County Hall, Spetchley Road, Worcester, WR5 2NP.

Tel: 0300 060 3900

Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders.



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Natural England offers two chargeable services: the [Discretionary Advice Service](#), which provides pre-application and post-consent advice on planning / licensing proposals to developers and consultants; and the [Pre-submission Screening Service](#) for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development; reduce uncertainty; the risk of delay and added cost at a later stage while securing good results for the natural environment.

From: planning <planning@eastleigh.gov.uk>

Sent: 28 October 2022 16:52

To: clerk@bishopstokepc.org; eastleighdc@hants.gov.uk; timjsdyerarchitect@gmail.com; PlanningSSD <PlanningSSD@environment-agency.gov.uk>; swm.consultee@hants.gov.uk; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; historic.environment@hants.gov.uk

Subject: Planning Application Consultation Request F/22/94046

Application No: F/22/94046

Address: 49 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BF

Description: Erection of two-bedroom detached dwelling in garden of existing property

Would you please let me have your observations on the above application.

You can access the plans and documents via our portal [F/22/94046](#)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: summer.sharpe@eastleigh.gov.uk

Kind regards

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