

Date: 24 November 2021
Our ref: 374794
Your ref: WA/2021/02708



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BY EMAIL ONLY

Dear Sir/Madam,

Planning consultation: WA/2021/02708 - Outline Application With All Matters Reserved For The Erection Of 2 Dwellings.

Location: Land at Cherrimans Liphook Road, Haslemere

Thank you for your consultation on the above dated 15 November 2021 which was received by Natural England on 15 November 2021 .

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 designated sites (namely the Wealden Heaths Phase II Special Protection Area, specifically Devil's Punch Bowl and Bramshott and Ludshott Commons (SSSI) and has no objection.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

European sites – Wealden Heaths Phase II Special Protection Area

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Wealden Heath Phase II Special Protection Area 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. The following may provide a suitable justification for that decision:

- The scale and distance of the proposed development is unlikely to have a likely significant impact on Wealden Heaths Phase II.

Devil's Punch Bowl and Bramshott and Ludshott Commons Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Landscape advice

The proposed development is for a site within or close to nationally designated landscapes namely the Surrey Hills AONB and the South Downs National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraphs 176 and 177 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 177 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board and the landscape advisor/planner for the National Park. Their knowledge of the sites and their wider landscape setting, together with the aims and objectives of their management plans, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. Similarly, the statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals-outside the designated area but impacting on its natural beauty.

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

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 07501486040, or email myself at Lorraine.Boast-Millar@naturalengland.org.uk

Yours sincerely

Lorraine Boast-Millar
Sustainable Development Advisor – Thames Solent Team