Date: 18 August 2010
Our ref: SEG23.01.010
Your ref: ADC/0296/10

International House
Dover Place
Ashford
Kent
TN23 1HU

Dawn Ayres,
Planning Regeneration and Wellbeing,
Adur District Council, Civic Centre,
Ham Road, Shoreham By Sea,
West Sussex, BN43 6PR

By email only, no hard copy to follow

Dear Dawn Ayres

Adur Estuary Site of Special Scientific Interest (SSSI)

Proposal: Temporary mooring (for 6 months) of barge 'Redwood' to north of Houseboat Myrtle during its conversion to houseboat to replace Myrtle
Location: Houseboat Myrtle, 2 Riverbank, Brighton Road, Shoreham

Thank you for your letter dated 12 August 2010 consulting Natural England on the above planning application.

The application site is in the Adur Estuary Site of Special Scientific Interest (SSSI). This reply comprises our statutory consultation response under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 28 of the Wildlife and Countryside Act 1981 (as amended).

Having considered the information provided and the potential environmental impacts resulting from the proposal upon the above designated site(s) Natural England considers that this application is unlikely to have implications for the SSSI. Consequently, we have no comments to make on this application in respect of the designated site at present.

Local wildlife sites
If the proposal site is on or adjacent to local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the county ecologist and/or local Wildlife Trust should be contacted.

Landscape concerns outside AONB
Natural England has considered the landscape and visual impacts of this proposal and concluded that this application does not meet our criteria for involvement with casework. We would stress that this should not necessarily be taken to indicate that the effects on landscape and visual amenity are appropriate, but are a matter for the Local Planning Authority to consider.

Protected species
If representations from other parties highlight the possible presence, or the Council is aware of a protected or Biodiversity Action Plan (BAP) species on the site, the Council should request survey information from the applicant before determining the application. Paragraph 98 and 99 of ODPM Circular 06/2005 and Paragraph 16 of Planning Policy Statement 9[1] provide information on BAP and protected species and their consideration in the planning system.

[1] Government Circular: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system ODPM Circular 06/2005/Defra Circular 01/2005

We would draw the Council's attention to our protected species standing advice, which provides guidance on when protected species may be impacted by a proposal. The advice can be found at: http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/default.aspx

As you are hopefully aware, Natural England has recently issued a consultation draft of our updated protected species standing advice. From 1 October 2010, Natural England in London and the Southeast Region will be withdrawing from offering case specific advice to Local Planning Authorities where a development may impact upon a protected species and the Council will need to refer to the guidance contained within our standing advice.

The draft advice can be found at: http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/protectedspecies/standingadviceconsultation/default.aspx and we would recommend that for current applications, you refer to the standing advice to see if it provides you with sufficient guidance and confidence in assessing the impacts associated with the development upon protected species. Natural England would very much welcome your feedback on our draft advice and we would be grateful if this could be provided on or before the 27 August 2010 by email to southeastplanning@naturalengland.org.uk.

Summary and conclusion
Subject to the proposals being carried out in strict accordance with the terms of the application and any accompanying plans, Natural England as no comments to make in relation to this application.

Natural England would be grateful if the Council were to inform us as to how our advice has been incorporated into the decision made when determining this application.

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 me at the above address.

Yours sincerely



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Natural England
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