

Oliver Hoban

From: Carpenter, Rachel <
Sent: 29 February 2024 18:38
To: Development Control
Subject: 467193 Natural England Response to 4/24/2051/0F1 - Land adjacent to stoneycroft, sea mill lane, st bees CA27 0BD

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Dear Christie,

Thank you for consulting Natural England on this application. Proposal 4/24/2051/0F1 is in close proximity to St. Bees Head Site of Special Scientific Interest (SSSI). Natural England have reviewed the relevant documents and provide the following advice:

As construction will be taking place in close proximity to St. Bees Head SSSI a Construction Environmental Management Plan (CEMP) will need to be secured through Condition to detail the pollution prevention measures that will be implemented during the works. Appropriate pollution prevention guideline measures should include materials and machinery storage, biosecurity, and the control and management of noise, fugitive dust, surface water runoff and waste to protect any surface water drains and the SSSI from sediment, and pollutants such as fuel and cement. The respective developer would also be required to produce a management plan on how they propose to manage surface water run-off in conditions of heavy rainfall to prevent pollution of the SSSI.

Natural England advises that dust reduction activities are applied during all construction stages of the development, and a dust management plan should be prepared to control fugitive emissions during construction activity. There must be a 10-metre buffer strip to the SSSI, and a bund is required to be installed to prevent any sediment and pollution in surface water run-off from reaching SAC due to the gradient of the development site. All materials and equipment must be stored outside the buffer strip, and there should be a designated concrete mixing/refuelling site outside the buffer strip, with spill kits on site and drip trays used for refuelling.

St. Bees Head SSSI is an important site for breeding birds. Therefore, the developer should conduct pre-construction work checks of the development site to ensure breeding birds are not present on site. If breeding birds are found to be present, then all construction works should cease immediately.

Yours sincerely,

Rachel Carpenter
Sustainable Development Lead Advisor
Cumbria Area Team, Natural England

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