

Oliver Hoban

From: SM-NE-Consultations (NE)
Sent: 08 August 2025 13:55
To: Development Control
Subject: NE Response 519921 - 4/25/2242/0F1 - Port Haverigg Marina Village
Attachments: 519921_4_25_2242_0F1_Consultation.doc

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Dear Oliver Hoban,

Re: 4/25/2242/0F1 - APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR PROPOSED NEW BROADBAND INFRASTRUCTURE - PROPOSED 2 X FOOTWAY CHAMBERS. PORT HAVERIGG MARINA VILLAGE, PORT HAVERIGG.

Where Prior Approval is required for proposals falling under Schedule 2, Part 16 of The General Permitted Development Order 2015, development cannot commence until written notice of the approval of the local planning authority has been received. For more information about the prior approval process, see [The Planning Portal](#).

NO OBJECTION SUBJECT TO MITIGATION

We have reviewed the location plan submitted to us and Natural England can confirm that the proposal is within Duddon Estuary Site of Special Scientific Interest (SSSI) and it's overlapping designations (Morecambe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary RAMSAR). Based on the plans submitted, Natural England considers that the siting of the proposed development will not damage or destroy the interest features for which the above SSSI has been notified, provided a CEMP is approved and signed by the district ecologist/biodiversity officer.

Natural England notes that a CEMP has been provided with this consultation. In this instance we refer you to the advice below to ensure the current CEMP contains measures to address the impacts listed where relevant.

Construction Environmental Management Plan (CEMP):

Natural England advises a Construction Environmental Management Plan (CEMP) should be approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats. The CEMP should address the following impacts:

- Storage of construction materials and equipment
- Details on the storage and disposal of waste on site
- Noise/visual/vibrational impacts
- Timings of works to avoid nesting/breeding seasons
- Mammal ramps for open excavations
- Lighting measures to ensure boundary habitats are not illuminated
- Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off, as well as chemicals or fuel) is able to enter the watercourse
- Details of Biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters

The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

The CEMP should be approved in writing by yourselves as competent authority. Natural England do not require re-consultation on this aspect of the proposals.

We have no comment to make on other prior approval matters included in the consultation.

To help ensure that the necessary subsequent steps are taken by the applicant to avoid any harmful effects on Protected Sites and Protected Species in accordance with discharging your authority's statutory duties, we recommend that should your authority give its prior approval to the proposed development, the following paragraphs are included on your decision notice/letter as advisory notes to the applicant;

Site of Special Scientific Interest

Should prior approval be given, and before a Code Operator commences a permitted development within a Site of Special Scientific Interest (SSSI), it must give written notice to Natural England and await its advice. See for further details: [Guidance for broadband suppliers working in protected nature sites - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/broadband-suppliers-working-in-protected-nature-sites).

Protected Species

In addition to the advice in this letter, there may be impacts on protected species and a mitigation licence may be required from Natural England. Further information can be found here <https://www.gov.uk/guidance/wildlife-licences>

Natural England's Discretionary Advice Service

If you have any queries relating to the advice in this letter or if you wish to discuss the impacts on designated sites and scope for mitigation with Natural England, we can provide advice through our [Discretionary Advice Service](#)

Yours sincerely,



Shannon Bowes (She/Her)
Higher Officer - National Operations & Delivery
Central Casework Team

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Website: www.gov.uk/natural-england

We strongly recommend using the [SSSI Impact Risk Zones](#) (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

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, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)