

Date: 17 April 2020
Our ref: 314534
Your ref: 2020/0298/P



Mr John Diver
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BY EMAIL ONLY

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Dear Mr Diver,

Screening consultation: Request for screening opinion for construction of a specialised ophthalmology clinical, research and education facility

Location: St Pancras Hospital site, plot 1

Thank you for your consultation on the above dated 14 April 2020 which was received by Natural England on 14 April 2020.

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.

Environmental Impact Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as statutory designated sites, landscapes and protected species are concerned, that there are no potential significant impacts.

We have checked our records and based on the information provided, we can confirm that the application site is not located within, adjacent to or in close proximity to any Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the interest features for which they are notified. The location of the proposal is not within, nor is it sufficiently close to a National Park, Area of Outstanding Natural Beauty or Heritage Coast to impact upon the purposes for which these sites are designated.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect such populations to an extent sufficient to require an EIA. It remains the case, however, that the developer must provide information supporting this application sufficient for your authority to assess whether protected species are likely to be affected and, if they are, whether sufficient mitigation, avoidance or compensation measures will be put in place.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result this application may raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character that may be sufficient to warrant an EIA.

We therefore recommend that advice is sought from your own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape, geodiversity and biodiversity receptors that may be affected by this development before determining whether an EIA is necessary.

Should you determine that an EIA is not required in this case, you should still ensure that the application is supported by sufficient biodiversity and landscape information in order for you to assess the weight to give these material considerations when determining the application.

Please note that Natural England reserves the right to provide further comments on this proposal beyond this EIA screening opinion, should your authority seek our views on the planning application. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk

Yours sincerely

Judy Connell
Consultations Team