



ALLEN PLANNING Ltd

Town Planning and Development Consultants

Havant Borough Council
Planning Services
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

10th July 2024

Dear Sirs

Notification under Regulation 75 of the Conservation of Habitats and Species Regulations 2017: Permitted Development under Part MA of the GPDO for the change of use of Class E of the UCO to form 17 Apartments (LPA ref APP/22/01165)

Site at Nos. 286-288 London Road Waterloo

The above site has the benefit of a Prior Notification consent to convert the majority of this building under Planning reference APP/22/01165 to form 17 residential units.

Regulation 75 of the Habitat Regulations advises that it is a condition of any planning permission granted by a General Development Order made on or after 30th November 2017, that development which—

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority).

On the basis of the above appropriate mitigation is still required under the Conservation of Habitats and Species Regulations 2017 (as amended) as without such the development would not be lawful by virtue of the General Permitted Development Order (2015) (as amended).

On the basis of the above accompanying this Regulation 77 application is the following documentation:

- a. EU Checklist
- b. Nutrient Budget Calculator
- c. Occupancy Calculator
- d. Water Efficiency Calculation
- e. Notice of Purchase including:

In addition, the completed agreement and accompanying plan identify the Nitrogen budget for the Credits Linked Land [as defined in the agreement, i.e. the parcel of mitigation land that will be linked to the development] together with a plan with the Credits Linked Land clearly identifiable and specifying the size of the Credits Linked Land in hectares

The fee of £30 for a Regulation 75 application will be paid to the Council by card as required by regulations 77(1)(b)(ii) and 78(2) of the Habitats Regulation once we are provided with the relevant reference number.

In addition, the Applicant is aware that there will be a monitoring fee for the Warnford agreement noted as 1% of the total overall kilogramme (kg) purchase cost and we can confirm that the liable party is as per the applicant namely Mountley Ltd and the demand notice can be sent c/o their agent, which is Allen Planning Ltd at the above address.

If the Council require any further information, then please do not hesitate to contact me.

Yours sincerely

anthony allen

Mr A.M Allen
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