

From: Haydn Morris
Sent: 13 June 2022 13:26
To: Weaver, Steve
Subject: Re: APP/21/01310 - Change of Use of land and woodland (retrospective) as a wedding and events venue, Tournerbury Woods - nutrient and Natural England issues

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Dear Steve

Further to your email of 27th May 2022 and my response of 8th June, I am now in a position to provide the further clarification required in respect of the nutrient calculator. Please find attached the calculator spreadsheet duly completed alongside an accompanying explanatory note prepared by Holbury Consulting; the two documents must be read jointly.

The calculator, prepared by Natural England and recently updated, is required to be completed for all developments which potentially add loading to nitrate discharges to the Solent and Chichester Harbour in particular. It is designed specifically to calculate the nitrate loading generated by new permanent residential development. It is not designed for use with a transient, limited in number and frequency, camping provision ancillary to the main use of land, which does not itself generate any nitrate loading. To look at the conclusion (Stage 4) in isolation from the explanatory technical note is inappropriate, as it could be misinterpreted.

Despite its unsuitability, we have, as previously, used the calculator as far as possible to generate outputs and data that reflect the nitrogen loading likely to arise through use of Tournerbury Woods as a wedding and events venue. This information can be used by the Council to undertake its own appropriate assessment, subject to the precautionary note we outline below, and which is set out fully in the accompanying technical note.

Although the regulations and methodology introduced by Natural England was amended recently, the nutrient budget for the site is very little changed from that previously calculated. Consequently, we can remain confident the development will not have an adverse effect on the integrity of the Chichester and Langstone Harbours SPA, the Ramsar site or the Solent Maritime SAC.

We are aware the Council's nutrient team has requested the calculation as a stand-alone document and this is provided, but we urge caution in its independent use. The calculator should be read only in conjunction with the accompanying Technical Note. While we understand the reasoning for such a request, to be consistent with all other calculations, it is inappropriate in this case because of the subject matter and the fact the calculator does not make any provision for the type of development proposed. Consequently, it is appropriate that the outputs are adapted to reflect the small-scale, limited, temporary and ancillary nature of the proposal. We have sought to provide this adaptation within the calculator itself and provided explanation within the accompanying technical note.

We have sought to provide clarity within the calculator itself (in case it should be read independently) but there is very little opportunity to add necessary clarification, other than to add a suitable (part) comment in the "Development Site Details" tab. Even here this is limited only to the use of bold lettering and which might not be picked up by all readers.

We trust that the supplied information will be used as intended as this is not a permanent development adding consistently to nutrient loadings. Unlike permanent residential development discharging daily, this is a very limited activity, on not more than 11 occasions

in any calendar year, and always in association with an event. It is not a permanent campsite, but an area of woodland glade within which tents might occasionally be pitched to provide event overnight accommodation. The glade is not in 'The Bury' and in common with the remainder of the proposal, does not affect any interest feature for which the SSSI is designated.

Best regards

Haydn

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From the **1st April 2022** I will be further reducing my working hours as I bring forward my retirement plans. I will continue to advise my existing clients and complete active projects working 9 a.m. to 5 p.m. Monday through Wednesday each week. Thereafter I will be taking on new projects by special arrangement only and am happy to recommend alternative consultants. Should matters arise when I am not in the office, please send an email or leave a voice message and I will respond as soon as I return to the office.

HMPC Limited

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