

Subject: Natural England response to APP/22/00353

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Dear Lesley,

Your ref: APP/22/00353 - HRA/Appropriate Assessment - Variation of Condition 2 of Planning Permission APP/21/00774 to amend proposed site plan to increase the parking area. Move the access to make more central within the plot. Additional window to Plot 4 utility room. Amended re-planting scheme. | 34 Havant Road, Emsworth, PO10 7JG

Our ref: 401232

Thank you for your consultation on the above dated 01 July 2022 which was received by Natural England on the same date.

We note that a nitrogen budget has previously been approved under the permission (APP/21/00774) however this variation of condition application changes the layout of the site plan. The 'Amended Nutrient Budget Calculator' (dated 4th July 2022) and appropriate assessment have been updated in line with the layout change detailed in the revised site layout plan (May 2022) to ensure any potential changes to the land use change figures are reflected in the nitrogen budget assessment.

Therefore, as outlined in our previous response to APP/21/00774; your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions.

Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development.

This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development. Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant.

For any queries regarding this email, please do not hesitate to contact me on max.glasser@naturalengland.org.uk.

Yours sincerely,

Max Glasser
Pronouns: He / Him
Adviser
Natural England

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