

Houghton, Michelle

From: Clemson, Rachael <Rachael.Clemson@naturalengland.org.uk>
Sent: 28 September 2021 09:50
To: Havant Planning and Development Mailbox New
Subject: NE response to APP/21/00325

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FAO Mr G Speller

Your ref: APP/21/00325 HRA & Appropriate Assessment - Variation of Condition 10 of APP/18/00931 (Erection of a 2 bedroom house on land to the north of 42 Lombardy Rise; including access & landscaping) relating to amendments to approved plans. Land Adj to 42 Lombardy Rise, Waterlooville, PO7 8EB
Our ref: 367593

Thank you for consulting us on the above appropriate assessment.

In this instance there is an extant planning permission (APP/18/00931) for a new 2 bedroom dwelling, which has already commenced construction. The consent now being considered is a variation to the internal layout which will not result in an increase in the number of bedrooms or dwellings

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of European sites in the Solent because the consent being sought is for an amendment of an extant permission and the house could be built under the existing permission. The argument being put forward in this case is that the consent for an amendment will not result in an increase in nutrients because permission for a new dwelling already exists.

Provided HBC, as competent authority, is satisfied that the proposal is nutrient neutral Natural England raises no further concerns on this occasion, but you may wish to seek your own legal opinion.

Kind regards

Rachael Clemson
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Thames Solent Area Team

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Please send planning consultations to Natural England by email to: consultations@naturalengland.org.uk.

Please note my non-working day is Friday



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