

From: Wilson, Alexander <[REDACTED]>
Sent: 29 October 2020 15:57
To: Havant Planning and Development Mailbox New
Subject: NE Response - 331648 - APP/19/01230 HRA & Appropriate Assessment & Nitrogen Budget Calculation 45-47 London Road, Cowplain, Water

Our Ref : 331648

Your Ref : APP/19/01230

Description : HRA & Appropriate Assessment & Nitrogen Budget Calculation - Retrospective application for conversion of 1st floor to form 8x1 bedroom flats with associated refuse & cycle stores and parking. Fernwood House, 45-47 London Road, Cowplain, Waterlooville.

Dear Sir/Madam,

Thank you for consulting with Natural England.

We acknowledge the forwarding of the addendum to the HRA & AA dated 21st October 2020. A TN calculation of 6.2kg/yr has been submitted and the use of Warblington Farm as off-site mitigation in conjunction with specific on-site measures towards mitigation of water quality impacts.

Nutrient Neutrality – no objection subject to mitigation

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is noted that the mitigation would be secured through a Grampian condition, requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development.

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. With regard to deterioration of the water environment, it is noted that the approach to address the positive nitrogen budget for this development is to offset against the interim strategy, with measures to ensure this approach can be adequately secured and accounted for. It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Please consult Natural England on the discharge of the Grampian condition.

Yours Faithfully

Alex Wilson | Lead Advisor

Natural England

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Wash hands. Cover face. Make space.



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