

Dear Claire Campbell-Best,

Application ref: **H/22/93629**

Our ref: **410400**

Thank you for contacting Natural England regarding the above-mentioned development.

Water quality/nutrient neutrality advice

This proposal potentially affects European Sites vulnerable to nutrient impacts. Please refer to Natural England's overarching advice dated 16th March 2022 and sent to all relevant Local Planning Authorities.

When consulting Natural England on proposals with the potential to affect water quality resulting in nutrient impacts on European Sites please ensure that a Habitats Regulations Assessment is included which has been informed by the Nutrient Neutrality Methodology (provided within our overarching advice letter). Without this information Natural England will not be in a position to comment on the significance of the impacts. For large scale developments, Natural England may provide advice on a cost recovery basis through our [Discretionary advice service](#).

All queries in relation to the application of this methodology to specific applications or development of strategic solutions will be treated as pre-application advice and therefore subject to chargeable services.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>.

Yours sincerely,

*Jacob Goodwin
Adviser
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Natural England*

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Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: planning <planning@eastleigh.gov.uk>

Sent: 11 October 2022 10:49

To: clerk@allbrook-pc.gov.uk; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Planning Application Consultation Request H/22/93629

Application No: H/22/93629

Address: THE BUNGALOW, KNOWLE HILL, EASTLEIGH, SO50 4LZ

Description: Conversion of detached double garage to habitable dwelling on ground floor and in roof space. To replace existing roof into 45 degree gable end roof with flat dormer to front facing east elevation & gable ends facing north & south elevations .

Would you please let me have your observations on the above application.

You can access the plans and documents via our portal [H/22/93629](https://www.eastleigh.gov.uk/H/22/93629)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: claire.campbell-best@eastleigh.gov.uk

Kind regards

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