

BHH LAC Update Paper – 11th September 2025

<u>Item no.</u>	<u>Page no.</u>	<u>Para</u>	<u>Update</u>	<u>Reason</u>
8 – Queens View	39	New paragraph	Additional note: Impacts on European Protected Sites The original application was subject to a Habitats Regulations Assessment (HRA) Appropriate Assessment (AA), which assessed the potential impacts of the proposed development on European protected sites and set out mitigation measures to ensure no adverse effects would occur (Appropriate Assessment dated 19 December 2023). Mitigation included monetary contributions towards recreation mitigation strategies and the purchase of credits to offset nutrient impacts. The contributions have since been paid and the credits secured. This current application relates to a variation to the opening hours of the retail unit only and would not change any other aspect of the development as permitted. It is therefore concluded by the LPA, as competent authority, that there would be no adverse impacts on the integrity of European protected sites as a result of the amendment proposed through the current application, and no further appropriate assessment is required.	To confirm that the requirements of the Conservation of Habitats and Species Regulations 2017 have been adhered to.
9 – Barn Court	43	Application Number	Application number copied incorrectly – should read H/25/99292	Correction.
11 – 3A Manchester Road	63	5	Planning history update to include previous refused application: H/22/93834 – conversion of garage/summer-house to annexe with associated two-storey and first floor extensions – refused 12/01/2023	To fully explain the relevant planning history.

			Reasons for refusal: - Prominent structure, detrimental to visual outlook to Southampton Water; - Formation of an independent unit of accommodation unconnected to main dwelling, resulting in overdevelopment of the site and out of keeping with character and pattern of residential properties in the area; - Lack of mitigation to off-set recreational impacts on European protected sites; - Lack of information to confirm protection of protected sites during construction; - Lack of information regarding impact on bats; - Insufficient information to confirm that trees would be protected.	
	63	9	Natural England has confirmed no objection.	Response received after publication of committee report.