

Principal Areas of Disagreement Summary Statement (PADSS) from Natural England		Version Number :1 Submitted on: 21 June 2023	
Principal Issue in Question	Concern held	What needs to change/be included in order to satisfactorily address the concern	Likelihood of concern being addressed during Examination
None	n/a	n/a	n/a
Principal Areas of Uncertainty Summary Statement (where further information or clarification is required) from Natural England		Version Number :1 Submitted on: 21 June 2023	
Principal Issue in Question	Concern held	What needs to change/be included in order to satisfactorily address the concern	Likelihood of concern being addressed during Examination
Impacts on the special qualities of Chilterns Area of Outstanding Natural Beauty (AONB)	There has been no assessment submitted which considers the impact of the application on the special qualities of the Chilterns AONB. There may be significant adverse effects on the purpose of the AONB's designation which have not been satisfactorily addressed.	The applicants need to provide an assessment of the impact on the special qualities of Chilterns AONB and identify any mitigation and/or monitoring measures that can be provided.	High
Air quality impacts on Sites of Special Scientific Interest (SSSIs) which are within 5km screening distance and/or	The applicant has stated that it is not anticipated that the construction of the Proposed Development will result in	The applicant has recently supplied us with the air quality assessment that has been undertaken for selected SSSIs	High

<p>within 200m of the Affected Road Network (ARN)</p>	<p>significant effects upon nationally designated sites from air quality changes. We would like to see the detailed assessments that have been undertaken to assess the contributions at the operational stage, from increased aircraft and road traffic movements at designated sites.</p>	<p>which we will review with our specialists; we expect to see justification for why these sites have been screened out for significant impacts.</p>	
<p>Loss of Best and Most Versatile Soils</p>	<p>We require clarification of the total agricultural area impacted by the scheme (split by scheme phase and by ALC grade), and total BMV agricultural area permanently and temporarily required for the development (split by phase).</p>	<p>The applicant has recently provided us with further information regarding soils which we will review with our specialists. We expect to see simple land take breakdowns for each phase and component. A soil balance should be prepared to clearly identify the surplus of different soil types and identify opportunities for the sustainable re-use of this resource on site. A monitoring and aftercare plan should be detailed to confirm the target ALC grade is achieved, or retained, by the proposal to ensure no net loss of BMV land.</p>	<p>High</p>
<p>Protected Species Licences</p>	<p>The applicant has discussed the mitigation strategies for protected species with us but have not submitted their draft</p>	<p>Applicant needs to submit draft species licence applications.</p>	<p>High</p>

	licence applications for bats and badgers, so we are unable to review and, if satisfactory, issue any LONIs.		
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