

APP/22/00818 Forty Acres care home - Nutrients Team

Dear Leanne

Thanks for consulting the nutrients team.

I have reviewed the submitted nutrient calculator, and can advise that the water usage should be inputted at 120 litres/person/day (instead of 110 l/p/d). This reflects the precautionary approach under Natural England's methodology. A revised nutrient budget is requested from the applicant on this basis.

Due to the scale of development, the water quality impact arising out of the development will need to be mitigated by a third party provider from one of the schemes published on the Partnership for South Hampshire's website: <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/> In particular, a mitigation scheme to be used should be suitable to mitigate development draining to Budds Farm WWtW. In this respect, it may be of interest to the applicant that the Council is currently considering entering into a legal agreement with the Warnford Park Estate, which will need to pass through the democratic process.

Alternatively, we note the site is part of the Harbour Place (Forty Acres) development which potentially has a surplus of mitigation (with the development overall being able to achieve nutrient neutrality on site). If a clear audit of nitrogen mitigation using the latest Natural England methodology can be shown to offset the care home element of the development (with the approval of the developer), then this may present an alternative solution to mitigate the water quality impact arising.

Kind regards,

Jade Ellis

Principal Planning Policy Officer | 07918 582775

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Advanced notice of leave: 5-9 June 2023



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