

5th October 2022

<By Electronic Submission>

Mr. Adrian Ellis
Planning Department
Havant Borough Council
Public Service Plaza,
Civic Centre Rd,
Havant PO9 2AX

Dear Adrian,

OUTLINE PLANNING APPLICATION FOR DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF A NEW RESIDENTIAL SCHEME (C3 USE TO INCLUDE AFFORDABLE HOUSING) AND ASSOCIATED LANDSCAPING, ACCESS AND SUPPORTING INFRASTRUCTURE, LAND NORTH OF LONG COPSE LANE, EMSWORTH, PO10 7UL, REF: APP/21/00893.

Further to a meeting with Havant Borough Council officers and subsequent correspondence with the Planning Policy team, we submit the following updated documents in relation to Nutrient Neutrality requirements pertaining to the site at Long Copse Lane:

- A copy of the latest nutrient budget calculator
- Replacement Shadow HRA Appendix 3 - Draft S106 Agreement pertaining to the land proposed for nutrient offset
- Replacement Shadow HRA Appendix 4 - Nutrient Balancing Assessment
- Replacement Shadow HRA Appendix 4B - Hydrogeological Appraisal of land proposed for nutrient offset

These documents supersede those submitted at an earlier date and therefore form the most up to date version of the Shadow HRA and associated documentation in relation to nutrient neutrality. All other documents as submitted on 10th March 2022 and 17th June 2022 remain the most up to date source of information pertinent to determination.

For completeness, the full suite of Shadow HRA documents therefore comprises:

- Shadow Habitat Regulations Assessment (HRA) Report, as uploaded to Council Planning Portal on 10th March 2022
- Shadow HRA – Appendix 1, Location Plan, uploaded 10th March 2022
- Shadow HRA – Appendix 2, Illustrative Masterplan Rev S, uploaded 10th March 2022
- Shadow HRA – Appendix 3, Draft S106 Agreement, as submitted today
- Shadow HRA – Appendix 4, Nutrient Balancing Assessment, as submitted today
- Shadow HRA – Appendix 4B, Hydrogeological Appraisal of Nutrient Neutrality Offset Land, as submitted today
- Shadow HRA – Appendix 5, Biodiversity Enhancement Management Plan (BEMP), uploaded 10th March 2022
- Shadow HRA – Appendix 6, Lighting Assessment, uploaded 10th March 2022
- Shadow HRA – Appendix 7, Construction and Environmental Management Plan (CEMP), uploaded 10th March 2022

We trust that the enclosed is of assistance to the Council in determining the merits of our planning proposals and we look forward to discussing matters further, as appropriate, in due course.

Should any further information, over and above that submitted be considered necessary to enable determination of the application, please do not hesitate to contact Jonathan Walton.

Yours sincerely,



Jonathan Walton

Planning and Development Director

jonathan.walton@opus.works