

Consultee Comments for Planning Application APP/22/00439

Application Summary

Application Number: APP/22/00439

Address: The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA

Proposal: Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.

Case Officer: Gary Christie

Consultee Details

Name: Consultee Planning Policy

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: policy.design@havant.gov.uk

On Behalf Of: Nutrient Team

Comments

Thank you for consulting the nutrient team.

Stage 2 of the submitted nutrient budget has been incorrectly completed, and the following corrections are required:

- The catchment should be East Hampshire Rivers as opposed to the Itchen
- The soil drainage type should be Impeded drainage as opposed to Slightly impeded drainage

A revised nutrient budget should be submitted to provide the Council with the information needed to undertake a Habitat Regulations Assessment. In addition, it is noted that the Ecological Assessment submitted with the application should be updated given that the housing mix of the proposed development is now known.

It is noted that the applicant has submitted a European Sites Avoidance and Mitigation Checklist which indicates the proposed development will include an avoidance and mitigation package, in line with the Councils Nutrient Neutrality Mitigation Plan. However, due to limited capacity in the Councils mitigation scheme at Warblington Farm, the application is advised to secure mitigation from an alternative scheme from a third party provider in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>.