

Consultee Comments for Planning Application APP/21/01071

Application Summary

Application Number: APP/21/01071

Address: Land south of, Lower Road, and west of Old Manor Farm, Havant

Proposal: Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.

Case Officer: Julia Mansi

Consultee Details

Name: Consultee Planning Policy

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On Behalf Of: Planning Policy

Comments

Thank you for consulting the nutrient team.

The nutrient budget at Technical Appendix 2 of the Information for the Habitat Regulations Assessment is dated April 2022, but based on a 2020 nitrogen budget calculator which indicates there is a surplus of 54.7kg of nitrogen, resulting from the change of use from intensive arable production.

Following the national rollout of updated guidance and catchment calculators earlier in 2022, the appellant should submit a revised nutrient budget calculator, and where appropriate details of a nutrient mitigation proposal. The Councils updated Position Statement and Mitigation Plan for Nutrient Neutral Development (updated May 2022) sets out the following should be submitted to set out how any likely significant effects on Solent European Sites will be mitigated (paragraph 2.20):

A site-specific nutrient budget, using Natural Englands methodology and calculator and the Councils occupancy calculator

If the application sites pre-development use is classified as an agricultural use within the calculator, evidence of the farm type for the past 10 years will need to be submitted to support the nutrient budget. This evidence could for example take the form of historic/aerial photographs or deeds of agreement,

A European Sites Mitigation Checklist

Further information can be found on the Council's website at: <https://www.havant.gov.uk/nutrient-neutrality-what-developers-need-know>

On the submission of any revised information, we would obviously be happy to provide further comment.