

Consultee Comments for Planning Application APP/22/00669

Application Summary

Application Number: APP/22/00669

Address: Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant

Proposal: Outline planning application with all matters reserved (except for access) for the development of up to 140 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Planning Policy

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On Behalf Of: Planning Policy

Comments

Thank you for consulting the nutrients team.

I have reviewed the submitted nutrient budget and can advise as follows:

At Stage 2, the applicant has indicated 'lowland' land use type. In such cases where 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.

At Stage 3, there are various new land use types indicated for the proposed development. However, these do not correspond with the 'Proposed Land Use Plan, nor the site areas provided on page 3 of the Design & Access Statement. These inconsistencies need to be addressed and if relevant, a revised nutrient budget will need to be submitted.

Whilst it is noted the mix does not form part of this application, a legal agreement which secures an avoidance and mitigation package based on the provisional nutrient budget is required at this outline stage. In addition, the applicant will need to submit a revised nutrient budget based on the final form of development at reserved matters stage which will be assessed as part of that application. This will ensure a full avoidance and mitigation package for the final form of development will be in place prior to the commencement of the development.

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 applicant should be 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/>.