

Consultee Comments for Planning Application APP/21/00678

Application Summary

Application Number: APP/21/00678

Address: Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant

Proposal: Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting).

Case Officer: David Eaves

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: Planning Policy

Comments

Thank you for consulting the nutrient team.

A European Sites Avoidance and Mitigation Checklist is required to provide the Council with the information needed to undertake a Habitat Regulations Assessment.

I have reviewed the Nitrogen Budget report dated 20th May 2022 and can advise the following information and/or corrections are required:

- Stage 1 - an average occupancy rate of 2.4 persons has been used. The Council has produced a calculator to ascertain the average occupancy of the site by the number of bedroom per dwelling type (based on the submitted housing mix). This document needs to be submitted alongside any revised nutrient budget.
- Stage 2 - there is no area(s) for the existing land use type(s). In addition, it is noted that the incorrect land use type has been identified as 'cereals' compared to the historic photograph evidence which indicates the land is in 'arable' use. This should be updated within the nutrient budget calculator.

The applicant is requested to submit a revised nutrient budget using Natural England's nutrient budget calculator spreadsheet in the interests of transparency and ease of checking.

In terms of mitigation, the covering letter indicates the applicant wishes to use an off-site mitigation

solution, and has indicated that they wish to use 'the Meon Springs facility' (albeit the Nitrogen Report does not indicate which third party mitigation site is to be used and this should be updated for consistency). In such cases, we require confirmation of which third mitigation scheme is to be used with scientific evidence which shows that the mitigation site can provide mitigation for the development site. The information we would require is similar to that in chapter 6 of the Warblington Farm Study and it would need to show that it meets the mitigation principles set out by Natural England:

<https://cdn.havant.gov.uk/public/documents/Havant%20BC%20Nutrient%20Neutral%20Warblington%20Mitigation%202020%20June%20FINAL%20Combined.pdf>

<https://cdn.havant.gov.uk/public/documents/Nutrient%20Neutrality%20Mitigation%20Principles.pdf>

The nutrient team should be re-consulted once revised/additional information has been received.