

Consultee Comments for Planning Application APP/21/01434

Application Summary

Application Number: APP/21/01434

Address: Rook Farm, land off St Marys Road, Hayling Island

Proposal: Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

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. I have the following comments on the information submitted.

The applicant has submitted an old version of the European Site avoidance and mitigation checklist. The most up to date version is available on the Councils website and should be completed and then submitted.

The applicant has submitted information to inform a HRA which contains a nutrient budget. The nutrient budget classifies both the development site and mitigation site as either being used for cereal use or general cropping. Evidence of land use for the previous 10 years needs to be provided to support these use classifications as per paragraph 4.51 of Natural Englands written methodology. The evidence required can be in the form of land deeds, images, or historic records.

In relation to the nutrient mitigation the applicant has not provided the location of the site. The applicant needs to submit scientific evidence to show that the mitigation site will mitigate the impacts of the development site. As a comparison we would expect information to the same level as chapter 6 in Havant Borough Councils Review of the Warblington Farm Mitigation Option for Nutrient Neutral Development in the Havant Borough. We would also require information in relation to the management of the mitigation site which shows how the site can be nutrient neutral as well as a refuge site for Solent Waders and Brent Geese. This information must be submitted in order to inform the HRA.

Once the information has submitted it will then be reviewed before Natural England are formally consulted. For the nutrient neutrality element of the application the information will be reviewed by our consultants due to the potential bespoke nature of the mitigation. The cost of the review by the consultants in order to complete the HRA will need to be paid for by the applicant.