

Consultee Comments for Planning Application APP/21/00647

Application Summary

Application Number: APP/21/00647

Address: Land south of The Mallards and west of Langstone Road, Havant

Proposal: Outline (all matters reserved except for access) application comprising 65no. dwellings with access from The Mallards, together with car parking, landscaping, electrical substation, public open space and associated work.

Case Officer: Adrian Ellis

Consultee Details

Name: Consultee Planning Policy

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

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On Behalf Of: Nutrient Team

Comments

Policy EX1 (Water Quality impact on Solent European Sites) in the emerging Havant Borough Local Plan indicates that new dwellings and/or development resulting in a net gain in overnight accommodation which would likely cause a likely significant effect on designated sites will need to provide a nutrient budget. This is reaffirmed by the Councils Position Statement which indicates that applicants will need to set out how any likely significant effects on Solent European Sites will be mitigated through the application, to include the submission of the updated European Sites Mitigation Checklist and a nutrient budget.

As the proposal is in a location where development is restricted, paragraph 3.8 of the Position Statement is of relevance:

The Council actively encourages applicants to use Warblington Farm as mitigation where the principle of the development is accepted by the Council as Local Planning Authority. In any instances where the Council does not accept the principle of development, it will not be possible for applicants to use the Councils mitigation scheme. This is because Warblington Farm is needed to mitigate the development planned for through the Havant Borough Local Plan and Regeneration Strategy. The Local Plan HRA confirms that Warblington Farm is an acceptable mitigation option. This has been confirmed by the Review of the Warblington Farm Mitigation Option for Nutrient Neutral Development in the Havant Borough report.

It is noted that the applicant has submitted a European Sites Avoidance and Mitigation Checklist which indicates that they are content for a Grampian condition to be attached to any planning application regarding nutrients mitigation. This is an out of date version of the checklist. An up to date version should be submitted together with a nitrogen budget, produced using Natural

Englands calculator. Both of these are available at <https://www.havant.gov.uk/nutrient-neutrality-what-developers-need-know>

As well as this additional information, the applicant will need to find an alternative (to the Councils mitigation scheme) in order to avoid and mitigate the impact on water quality arising out of the development proposed. 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/>.

Please note the provision of this information does not remove the need for a formal Habitats Regulations Assessment for this application and it is incumbent on the applicant to provide the Council with any information needed in order to undertake this. A shadow Habitats Regulations Assessment has been submitted but this erroneously identifies the Councils mitigation scheme as being available for the proposed development to contribute towards.