

From: Stuart Bone
Sent: 05 May 2021 12:27
To: Weaver, Steve <Steve.Weaver@havant.gov.uk>
Cc: Ellis, Jade <Jade.Ellis@havant.gov.uk>; 'golan
'Arnon', Efi Katz')
Subject: RE: Havant Borough Council Planning application APP/19/00003 - Belmont Castle Rest
Home, Portsdown Hill Road, Havant

Steve
Thanks for this reply.

As you requested in the second to last paragraph I have prepare the bespoke Nitrogen Budget Calculator in accordance with
Natural England Version 5 – June 2020 **ADVICE ON ACHIEVING NUTRIENT NEUTRALITY FOR NEW DEVELOPMENT IN THE SOLENT REGION** (attached) Unsurprisingly the results are identical to the results in our original Nitrogen Calculator once the amendments of public open space has been made.

Total Nitrogen that needs to be neutralised is found to be 15.5 kg/TN/yr

I trust that this application can now be processed with some speed now.

In terms of the confirmation you require I have responded to the points in **RED** below:

Stuart Bone

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Think before you print!!!

From: Weaver, Steve [<mailto:Steve.Weaver@havant.gov.uk>]
Sent: 05 May 2021 09:36
To: Stuart Bone
Cc: Ellis, Jade
Subject: FW: Havant Borough Council Planning application APP/19/00003 - Belmont Castle Rest
Home, Portsdown Hill Road, Havant

Dear Stuart

Thank you for forwarding your Budget Calculator regarding this project. I have had the opportunity to share its findings with my colleagues in the Policy team, in particular with a view to reviewing the format and inputs provided, in order that we can be confident that Natural England will accept the findings.

In that regard I have received a number of comments from my Policy colleagues:

- The budget calculator: As this is clearly not a standard (i.e. residential dwelling) assessment, there is a need to create a bespoke budget which follows the [NE guidance](#) which sets out the assumed population increase that would arise from the proposed development in line with paras 4.18 and 4.19. For the avoidance of doubt, we agree with the approach taken, in assuming 1 person per number of bedrooms i.e. 48 beds = 48 persons. In terms of creating the bespoke budget, the approach to take is to follow the approach set out in Table 1 of the NE guidance, but drawing 'standard' information (eg WwTW info) from the automatic responses that the standard budget calculator provides.
 - In setting out the description of development it would be helpful if the nature of the development was explicit as regards the increase in bedroom numbers – I'd suggest a description of *'Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking.'*
We agree with the proposed description and confirm that 48 new bed spaces are proposed
- The categorisation of land uses:
 - It would be helpful if you could confirm that the 0.44ha woodland area effectively refers to the northern extent of the site and will be unaffected by the proposed development. Having done a quick check using a Google site area tool this would seem to be the case. **Correct**
 - With regards the open space/greenfield entry of 0.37ha, given that the open space around Belmont Castle is not publicly accessible and is effectively only available to care home residents and employees this should actually be considered to be garden land and included in the urban development category. According to the NE methodology, small areas of open space within the urban fabric are usually included as the urban development figure – and in any event, open space of 0.5ha and above is only usually 'counted' in this category. Existing, it is only noted to be 0.37ha in the submitted nutrient budget. **Happy to accept that this is garden land and not public open space**
NB This is actually beneficial to your client as open space gives less 'credit' than urban development as a land use with existing nutrient output.
 - As we have done in other cases, the applicant should provide evidence of the land use for the last 10 years. This could be a copy of the Registry Title and associated Title Plan which demonstrates the house and associated garden form part of the urban fabric. **The site is broken down into two titles. I have attached both.**
- As part of the application determination, We'll need to apply a compliance condition which secures the water efficient fixtures and fittings which will ensure the development will use no more than 110 lppd. This will need to be confirmed through the application

documentation, and confirm that fixtures and fittings in non-communal areas meet the following standards:

Measure	Rate of flow
WC single flush	4 litres/minute (L/M)
WC dual flush	5/3 L/M
Bathroom taps	4 L/M
Shower	8 L/M
Bath	180. litres

Table 1. Water Efficiency Standard for specialist residential development, including elderly care

We will be happy to accept a suitable compliance condition.

I'd be grateful if you could confirm that the development will accord with these criteria.

Whilst the current Calculator therefore represents a useful first step in understanding the case, I'm afraid I need to ask you to revisit the approach along the lines I've set out above before we will be in a position to consider referring this case to Natural England.

Should you need any further advice regarding how to create the bespoke budget, my Policy colleague Jade Ellis (jade.ellis@havant.gov.uk) has advised she is able to go through matters with you. You might also find it helpful to look at a recent case for an extension to a rest home on Hayling Island, which included a bespoke budget for the net increase in bedrooms created – see https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_247417 'Amended Nutrient Neutrality Assessment Rev 3'. **See above main email message**

I trust that this is of use in taking us closer to a position where we can conclude matters relating to this application.

Kind regards

Steve Weaver
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