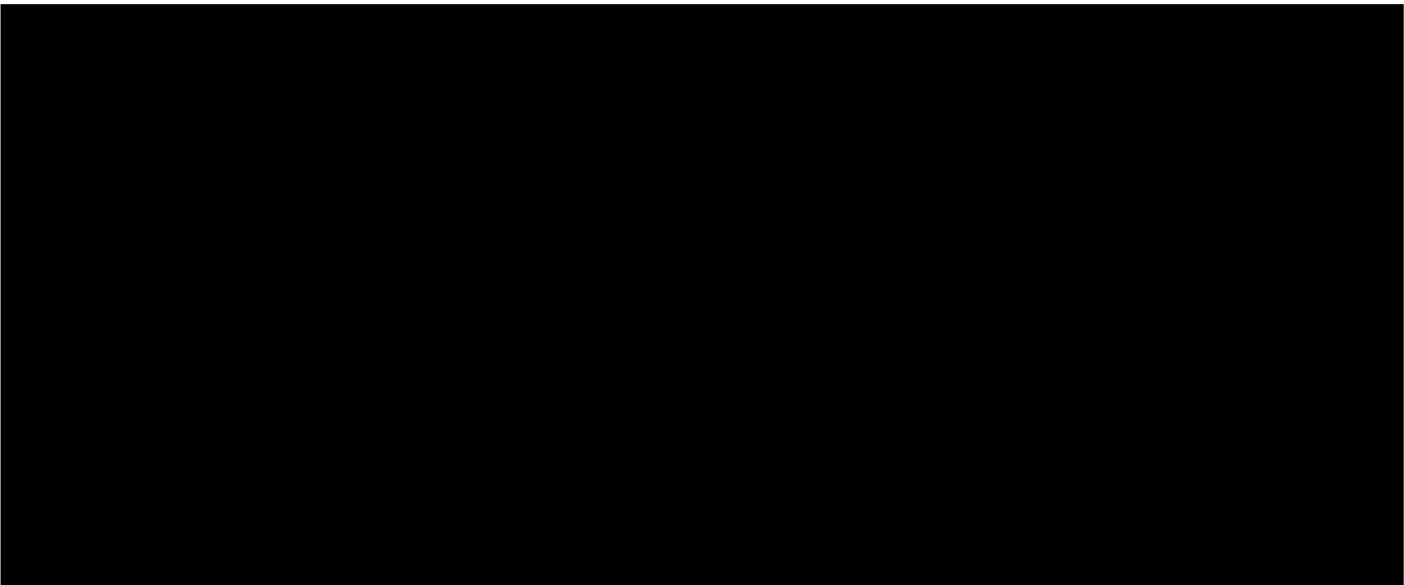




Hi Lesley,

This pedestrian door would need to be blocked up to prevent access onto the driveway.

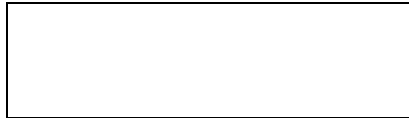
Kind regards

Danny Manns - GIfireE

DM Designs

T: 07906 702 625

E: danny@dmdesign.uk.com | W: www.dmdesign.uk.com



Dear Danny

As to the above development I note that the host dwelling has a side window and door with access to the proposed driveway to the rear of the site. Is the intention for pedestrian access from the host dwelling to continue please, or will this be prevented in some form?

Many thanks Lesley



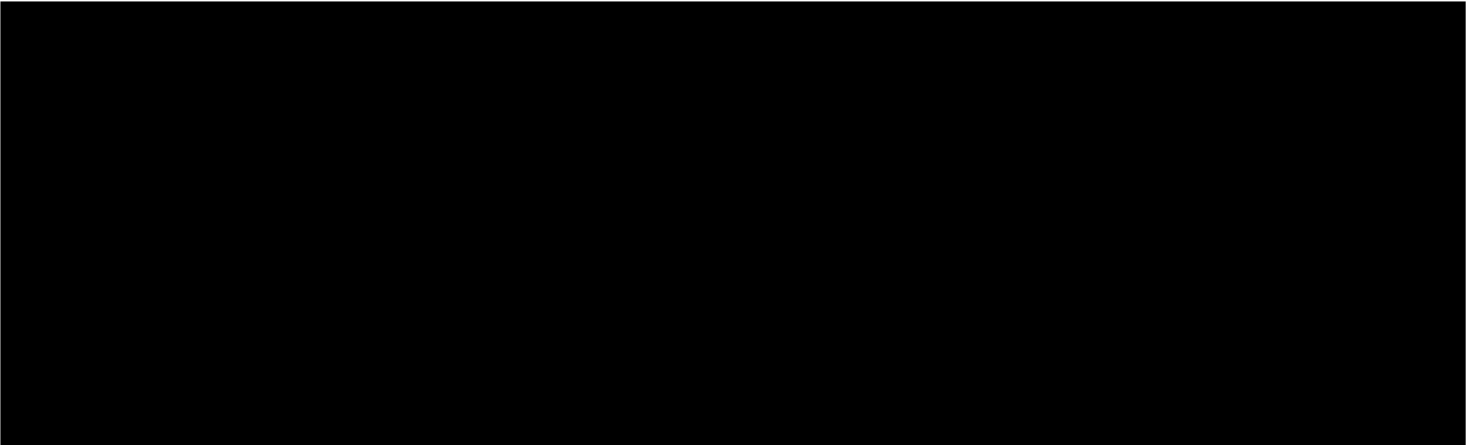
Dear Danny

Thank you for your email and attached Nutrient Calculator (NC). I note that the final figure is a negative one. I will discuss this with a colleague, as normally this figure would be positive, with a contribution due.

The Arb Officer accompanied me on the visit, and he is currently considering his response, as there are some very large trees on the site, which is a possible constraint on development. I also need to consider further the proposed driveway alongside 54 and its potential impact on the neighbouring property.

I will revert to you on these points once I am in a position to do so.

Kind regards Lesley



Hi Lesley,

Please find attached the amended version as requested.

Can you also please provide me with an update following your site visit and assessment.

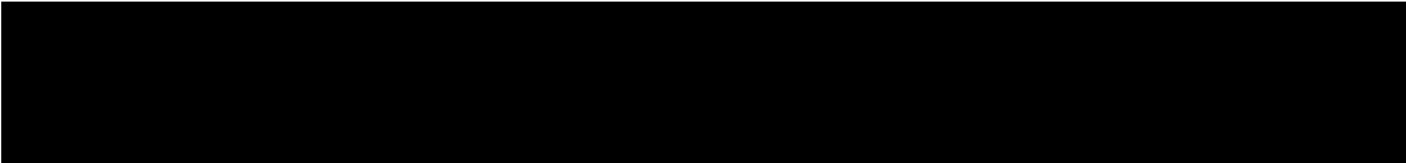
Kind regards

Danny Manns - GIFireE

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Hi Danny

Thank you for your email and attachment.

As regards the Nutrient Calculator (NC) the existing use should be residential, not as completed below. Would you please send an updated NC incorporating this information so that I may undertake and HRA/AA and consult Natural England.

Many thanks Lesley

Current land uses			
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)	Notes on data
General	0.01	0.16	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable

Dear Lesley,

Please find the forwarded email from my client with the amended details.

Please confirm acceptance of this.

Kind regards

Danny Manns - GIFireE
DM Designs

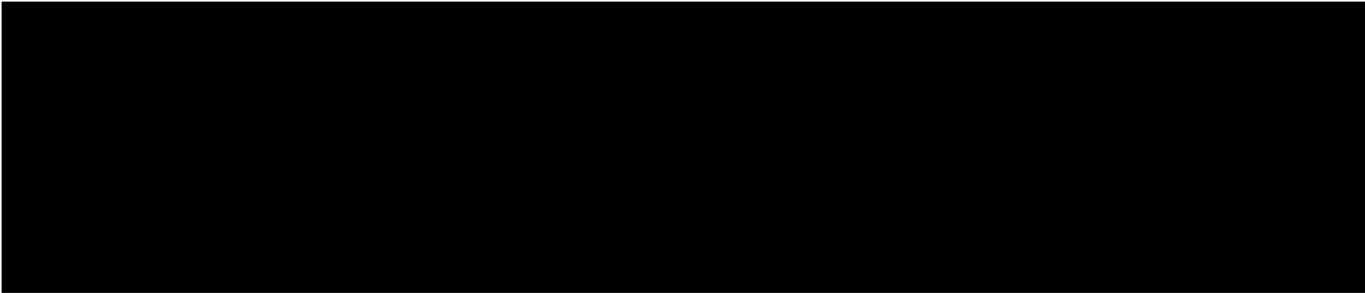


Hi Danny not sure what has happened here but in my version I have filled in the nutrient calculator which I attach.

Attached is a scan of the European site avoidance and mitigation checklist altered to reflect that the development is within the catchment area for Langstone and Chichester harbour.

Regards

Jason



Good morning both,

Please see further email requesting a couple more changes.

Have a great Xmas and New Year.

Danny Manns - GIFireE
DM Designs



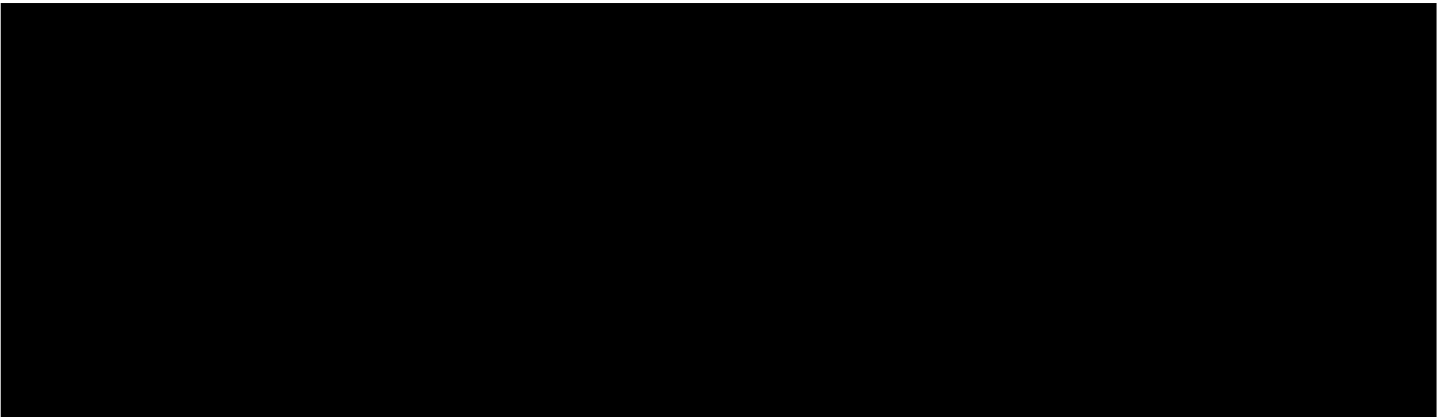
Dear Danny

Thank you for your email which included an amended plan, which I have requested is uploaded. I note your client will be completing the other items. I note on checking I forgot to mention that in Stage 2 and 3 in the nitrate budget after the Existing and Future Land Uses, the area of the site needs to be included.

As to a possible site visit as referred to in my penultimate paragraph in my earlier email, I look forward to hearing from you on this point. Your client doesn't need to be there when I visit as long as I can gain access to the rear of the application site.

I look forward to hearing from you on this point and to receiving a completed nitrate budget.

Kind regards Lesley



Dear Lesley,

Please find attached the amended plans showing the updated roof plan.

With regards to the other items, I have sent these onto my client who completed these originally.

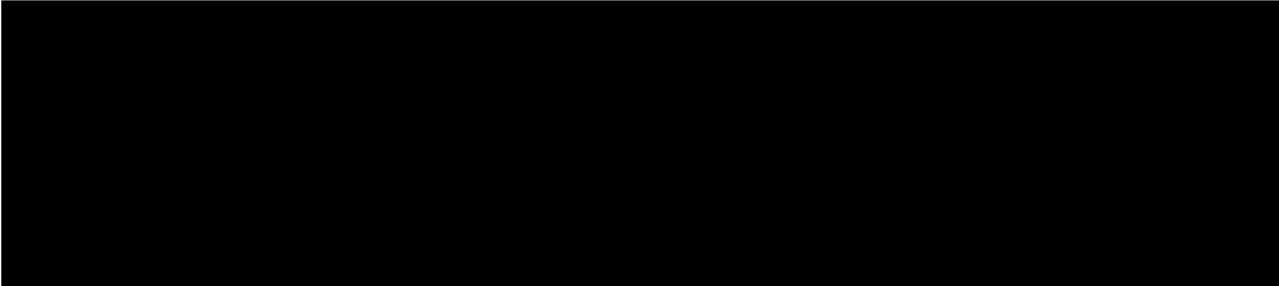
Kind regards

Danny Manns - GFireE

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E: danny@dmdesign.uk.com | W: www.dmdesign.uk.com



Hi Danny

I refer to the above application, which I has been allocated to me, which I have briefly reviewed.

As to the plans I note the following discrepancy, which is highlighted by the plan extracts below:

The dormer to the front of the building on the south east elevation is shown as being on the right hand side. On the roof plan it is shown on the left hand side. Would you please provide an amended plan, which correctly identifies the position of the dormer.

As to figure in the Occupancy Budget and the Nitrate Budget this should be the same, as opposed to 2.40 and 2.60. Would you please amend accordingly and provide an updated document. Also, with regards to the screen below from the Nitrate Budget Calculator the Development proposal in the blue box should include the figure 1, deducible acceptable loading, should read Yes, with the Wastewater Treatment works completed which is Budds Farm

As to Nutrient from current land use, the Operational Catchment, Soil drainage type, Annual average rainfall, within nitrate vulnerable zone land uses needs to be completed. The Existing land use type needs to be completed via the drop down box

As to Nutrient from future land use this needs to be completed via the drop down box.

As to the European site avoidance and mitigation checklist, would you please complete the current form, which may be found via the following link:

[Nutrient neutrality - what developers need to know - Overview | Havant Borough Council](#)

As regards this checklist according to the Council's GIS records the site falls within the 5.6km buffer for the Solent Special Protection Areas and therefore a contribution for the Solent Recreation Mitigation Strategy (SRMS) is required for this proposal. Therefore, when returning the checklist please tick the box confirming that the development will include an avoidance and mitigation package for the SRMS.

Once these completed documents are returned I will be in a position to start preparing the HRA/AA for the site.

I will need to undertake a site visit, with the first available dates being 14/1/25 or 15/1/25 at 3pm. Would you please advise if one of these dates is convenient, or please suggest an alternative(s), bearing in mind my working days of Tuesday, Wednesday and Thursday.

I look forward to your reply and compliments of the season.

Kind regards Lesley

Lesley Wells

Principal Planner