
APP/25/00987 - 270 London Road, Waterlooville, PO7 7HG

From naturalenvironment <naturalenvironment@havant.gov.uk>

Date Thu 05/02/2026 12:29

To Fox, Jennie <Jennie.Fox@havant.gov.uk>

 3 attachments (328 KB)

270 London Road Flats Occupancy Calculator.xlsx; 270 London Road HMO.xlsx; 270 London Road Flats.xlsx;

Hi Jennie,

For this application we will need to use two nutrient budgets due to the nature of the two very different dwelling types, one for the flats and one for the HMO.

HMO:

The occupancy calculator is in line with the Bird Aware Strategy Annex. As the HMO is a sui generis use, the first 5 bedrooms have the occupancy of a 5+ bedroom dwelling (which is 3.6) and then for every bedroom above 5 an occupancy of 1 is used per room. Therefore, the occupancy rate of the HMO dwelling is 8.60. So, the HMO is classed as 1 dwelling and has an occupancy rate of 8.60.

Flats:

I have attached an occupancy calculator above which shows the loss of the existing 2 bedroom flat and 4 proposed studio flats. The occupancy rate for this element of the proposal is 1.20 with 3 net new dwellings proposed.

In order to calculate the nutrient mitigation needed for the development as a whole, the final figure in both nutrient budgets need to be added together. The final figure of nutrient mitigation that is needed is **4.72kg**. I have treated the land area as one area, so I have split the land area to 0.015 for both calculators (the calculator rounds to 0.02 but it is in the calculator as 0.015 and this figure is used).

The HMO is considered 1 dwelling, so when you add the 4 flats (3 net additional dwellings), the scheme equates to a total of **4 dwellings** and is therefore eligible to use Warblington.

Details on how to calculate the SRMS contribution can be found on Bird Aware website in the Appendices - [Appendices - Bird Aware Solent](#)

Hopefully this helps, if you have any questions please let me know. If you could please agree the updated nutrient calculations with the agent, I will be able to reserve credits for Warblington.

Many thanks,

Beth Crowther

Planning Policy Officer | 07786395413

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Working pattern: Monday – Friday

Your privacy matters. Go to havant.gov.uk/privacy-policy.

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.