

Deputation received in objection to Item 8 - Proposed Land Transaction to Facilitate a Mitigation Plan to ensure Future Development can be Nutrient Neutral

The following objections, submitted by Mr A Hunnibal, are raised on behalf of the Havant Borough Residence Alliance.

Firstly residents have had insufficient time to consider the report under item 8. For an issue as serious as this to merely state on the agenda 'Report to follow under separate cover.' Is unacceptable. Any information that is not commercially sensitive should be made available.

We believe that consideration of the land transaction is premature pending proper consultation on the Nitrate Mitigation Plan and its proper evaluation by an independent Inspector as part of the Local Plan process. The Council should not be spending tax payers money on an unproven scheme where there is no certainty it will deliver the mitigation necessary to off-set the impacts of new development.

We have the following concerns regarding the Mitigation Plan:

1. How will the policy ensure the delivery of brown field sites are prioritised? Whilst the emerging Local Plan intimates that this is an aspiration there is no actual mechanism in the Plan to achieve this. Applications for new housing are merely granted on a first come first served basis.
- 2 Will there be any provision to prevent pre-emptive applications before the Local Plan is inspected. It is not legitimate to argue that the acquisition of this site now justifies the use of Grampian conditions
3. How will the policy tackle the existing pollution in the Solent?

In respect of the viability of Warblington Farm:

1. The Council's strategic mitigation package essentially relies on Warblington Farm (Policy EX2) to offset the nitrogen load from development. There is no explanation as to how the Farm will actually offset the nitrogen load from development. There are no worked examples of the expected number of dwellings that could be built with just the mitigation provided by Warblington Farm. It would then be clearer what additional measures would be required from developers for housing targets to be met.
2. There is no guarantee that Warblington Farm will provide the necessary off-set in perpetuity. With global warming and rising sea levels most of this land is below the current high water mark. Without spending a lot of money strengthening the seawall this land will be inundated at high tide within five years.
3. How will HBC prioritise the Warblington Farm capacity when considering new proposals for housing development.

We request that the purchase of Warblington Farm should not be approved by Cabinet.