



- 3.2 As part of the works, the internal configuration of the flats at first floor level will be altered, with the removal of an existing dining room to facilitate the space needed at first floor level for the new flat.
- 3.3 Car parking provision is proposed to be proposed in the form of 5no. on-site spaces, albeit two of these are tandem spaces (existing) to the front of the site.

#### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD 2011  
Havant Borough Council Parking SPD

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)  
 CS16 (High Quality Design)  
 CS18 (Strategic Site Delivery)  
 CS4 (Town, District and Local Centres)  
 CS9 (Housing)  
 DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
 DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Submission Version Havant Local Plan

E1 (High quality design)  
 H1 (High quality new homes)  
 E14 (The Local Ecological Network)  
 IN3 (Transport and parking in new development)  
 EX1 (Water Quality impact on the Solent European Sites)

Listed Building Grade: Not applicable.  
 Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Building Control, Havant Borough Council**

No adverse comments

##### **Community Infrastructure, Planning Policy & Urban Design**

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

Additionally, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to:

(a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the additional dwelling and its respective number of bedrooms. See <http://www.havant.gov.uk/unilateralundertaking-solent-recreation-mitigation-strategy>.

b) Issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>

**Councillor Gwen Robinson**

No comment

**Councillor Mike Seal**

No comment

**Councillor Peter Wade**

No comment

**Crime Prevention -Minor Apps**

No comments received

**Hampshire Highways**

Thank you for the consultation for the above application. The Highway Authority would like to make the following comments.

Due to there being no changes to the existing access, the Highway Authority have no objections to this application. A trips analysis indicated that this would result in a similar level of trips associated with the site which is acceptable in this instance.

Parking is a matter to be considered by Havant Borough Council as the Local Planning Authority to make sure the proposed parking falls into their adopted standards.

Additionally, this applies to cycle storage, but the Highway Authority note that additional cycle storage provided and have no concerns with this.

**Public Spaces**

No comments received

**Southern Gas Networks - stage 1**

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

**The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.**

**Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.**

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger

from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

**Officer comment:** *The works proposed in this case appear to lie well in excess of 0.5m from a low pressure mains pipe in Jubilee Road; hence meeting the advice of Southern Gas.*

### **Waste Services Manager**

No comment received

### **Portsmouth Water**

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation. Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at

<http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

**Officer comment:** *The works proposed in this case appear well away from the water main in Jubilee Road.*

### **Natural England**

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard to Natural England’s advice.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that we concur with the conclusion of the HRA, provided all mitigation measures are adequately secured with any

permission.

### **Solent Recreation Mitigation Strategy – no objection subject to mitigation**

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar site(s) may result from increased recreational pressure. Havant Borough Council has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site(s). It is Natural England's view that the Solent Mitigation Recreation Strategy Contribution adequately mitigates the effects of the development on potential recreational impacts on the designated sites.

### **Nutrient Neutrality – no objection subject to mitigation**

Natural England is aware that your authority has adopted a position statement, to ensure that development achieves nutrient neutrality through the agreed site specific nutrient budget. Specifically, mitigation measures for this development involve the use of a specific on-site avoidance measure as well as the use of Warblington Farm as a specific off-site mitigation measure.

The nutrient budget calculated for this development, with a net increase of 1 dwelling is **0.80 kg/TN/yr**. As set out in the Position Statement and Mitigation Plan for Nutrient Neutral Development, an appropriate scale of mitigation for this scheme would be **£1,015.80**.

Provided that the applicant is complying with the requirements of the Interim Strategy for **0.80 kg/TN/yr** and that the Council, as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

### **7.1 Appropriate Assessment**

The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (hereafter referred to as

the Habitats Regulations).

- 7.2 The Council's assessment as competent Authority under the Habitats Regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several European Sites due to recreational pressure and impact on water quality. The planning application was then subject to Appropriate Assessment under Regulation 63. This included a package of avoidance and mitigation measures. The first element of this is a financial contribution based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Council's agreed Position Statement on Nutrient Neutral Development. Natural England were consulted on the findings of the HRA.

#### Recreational Pressure

- 7.3 The project being assessed would result in a net increase of dwellings within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations), Policy E16 of the Submission Havant Borough Local Plan and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures. The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has confirmed that they would be willing to enter into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

#### Water Quality

- 7.4 The Partnership for Urban South Hampshire (PUSH) Integrated Water Management Study has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. NE have highlighted that there are high levels of nitrogen input into the water environment at these sites, with evidence that these nutrients are causing eutrophication and that there is uncertainty about the efficacy of catchment measures to deliver the required reductions in nitrogen levels, and/or whether upgrades to existing waste water treatment works will be sufficient to accommodate the quantity of new housing proposed. The applicant has undertaken a nutrient budgeting assessment for this application.
- 7.5 Natural England have produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European Site. The applicant has indicated a willingness to enter into a legal agreement to secure the mitigation packages.

#### Appropriate Assessment conclusion

- 7.6 The Appropriate Assessment concluded that the two avoidance and mitigation

packages proposed are sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has indicated a willingness to enter into a legal agreement and appropriate conditions to secure the mitigation packages.

7.7 In other respects, and having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Standard of accommodation
- (vi) Developer contributions and other matters including CIL

(i) Principle of development

7.8 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.9 The Council published its latest 'Five Year Housing Land Supply Update in September 2021. This indicates that the Council cannot demonstrate a five year supply of deliverable sites. The assessment found that the Council could only demonstrate a 4.3 year housing land supply, with a 20% buffer.

7.10 The National Planning Policy Framework indicates that where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites the policies in the development plan are to be considered out of date. In such cases the 'tilted balance' is engaged under paragraph 11(d), and the local planning authority as the decision maker must carry out a 'balancing exercise' in which planning permission should only be withheld where the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of the scheme. Therefore, national policy considerations should be afforded substantial weight in the planning balance.

7.11 In this case the development would make a contribution, albeit a very modest one, to the Council's housing supply, and due weight should be afforded to this.

(ii) Impact upon the character and appearance of the area

7.12 The proposal comprises a first floor extension above the existing store located towards the rear north-west corner of the site to create one additional one bedroom apartment. The existing store has a pitched roof with a ridge height of approximately 4.2 metres. The proposed extension would be sited directly above with an overhang supported by posts, jutting forward into a car parking space to the south accessed off Jubilee Road, and would have a hipped roof with a ridge height of 7.6 metres. It would be constructed in materials to echo those found on the existing building.

7.13 There is an existing platform located towards the rear of the building which offers access to the existing first/second floor maisonette via an external staircase and this would be used to also provide access to the newly created flat which would comprise of one bedroom with ensuite and a combined kitchen and lounge. The total floorspace

of the new unit would have a gross internal area of approximately 39 m<sup>2</sup> which is acceptable for the size of unit proposed having regard to the DCLG Nationally Described Space Standards published in 2015.

- 7.14 The entrance accessed via the platform would lead into the lounge area; there would be a window on the south elevation serving the lounge and there would be 4 rooflights also serving this space. The bedroom with ensuite would be located in the space which currently forms part of the maisonette and would be served by an existing window. The window currently serving the kitchen in the maisonette would be moved across to serve the bathroom to the new flat. As stated above the creation of this new flat would result in the loss of some space in the maisonette - the current dining room would be converted to the kitchen. The existing ground floor store room would also be internally altered to allow for cycle storage.
- 7.15 As noted above the extension forming the new flat would lie directly on the northern and western site boundaries and as a result careful consideration has been given to whether, when viewed in conjunction with the host building, this additional extension of the premises would result in an overdevelopment of the site. Whilst the additional development will reduce the sense of space about the premises further, there is already development at ground floor level in this location and on balance, the additional first floor building bulk would not be particularly large in scale and would appear subservient to the host building. The extension would also be sited to the rear of the building and is not judged to be highly prominent within the streetscene when viewed from Jubilee Road as, further to the west along Jubilee Road, the dwellings on the north side of Jubilee Road begin to screen this section of the building. It would be partially visible from London Road however it is not considered to cause harm to the streetscene as it would be set back towards the rear and visible only between the building lines of nos 157 and no 159.
- 7.16 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.17 Immediately to the north of the application site is no 159 London Road. This property is a two storey building with space in the roof; towards the rear this steps down in height to two storey and then single storey. The proposed extension would be sited immediately adjacent to where the building steps down towards the rear at no 159. Plans submitted as part of a planning application for an external stairwell and garage at no 159 in 2018 under planning reference APP/18/00091 show what appears to be one ground floor apartment and one first floor maisonette. Previous to this the first floor was used as offices. The 2018 application plans show that there is a first floor window on the side elevation which serves a bathroom to the first floor flat and at ground floor level there is a bathroom window, a door and two windows which serve a kitchen to the ground floor flat. Following a site visit by the case officer it appears that this permission has not been implemented and the rear kitchen/store lean to is in a state of disrepair, with damaged brickwork and with the windows boarded up. The remaining windows to the ground floor also appear to be boarded up.
- 7.18 There would be approximately 2.6 metres separation distance between the side elevation of the extension and the side elevation wall at no 159 London Road. The extension would result in a raised side wall with an eaves level coming level in height with the eaves line of the existing building. The proposal is not judged to impact the

bathroom windows in no 159, with the remaining windows on the side elevation at no 159 set forward of the extension and therefore unaffected. Due to the state of disrepair of the lean to where the kitchen windows are located, there is not judged to be any harm caused to the amenity of this section of the building.

- 7.19 To the west of the application site are nos 1 and 2 Hinton House located along Jubilee Road, which are separated from the application site by a communal garage block and parking court. This proposal would result in two rooflights on the west facing roof slope of the extension, however these would face a blank side gable wall of the properties in Hinton House and the garages. There would be a separation distance of approximately 13 metres between the extension and Hinton House. Overall there is not judged to be any harmful impact upon the amenity of these properties.
- 7.20 To the south of the application site on the opposite side of Jubilee Road is Montacute House which is a three storey apartment building. There would be an additional window on the south side of the extension proposed, however this would serve a bathroom and given this, and the significant separation distance, the development proposed would not result in harmful overlooking or loss of light or outlook.
- 7.21 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.22 Policy DM13 of the adopted Local Plan and Policy IN3 of the Submission Local Plan deal with parking in new development and require local parking standards to be met. Minimum standards are set in the Havant Borough Parking SPD. There are currently 5 unallocated parking spaces on site - 4 of these comprise two sets of two tandem spaces located towards the front of the site and accessed via Jubilee Road, whilst the fifth space is located towards the rear of the site and runs alongside the curtilage of the site. The proposal would add one additional residential dwelling to the site however no additional parking is proposed. The Havant Parking SPD states that for each one bedroom unit, one parking space is required. In this case, with 5 one bedroom units on site and 5 parking spaces, this appears to have been met. Despite this, the tandem parking to the front potentially reduces the scope for on site parking and this has been raised as an issue with the applicant. The applicant has supplied a parking statement whereby 2011 Census data has been used by the applicant to show that car ownership is less likely for residents using socially rented accommodation, which is the proposed use of the flats in question. Whilst this is noted, this does not account for any future use of the residential dwellings, and this has been accounted for in the Havant Parking SPD parking requirements evidenced from figures derived from the 2011 Census data and government forecasts in car ownership.
- 7.23 The on street parking in the immediate vicinity already appears at capacity, with double yellow lines leading up to the junction with London Road and with cars parked up on the pavement further up Jubilee Road as noted by the case officer during a site visit. Further pressure on on street parking in this instance would not be acceptable. Highways have been consulted on this application and have no objection as no new access has been created as a result of this proposal. Parking issues are for Havant Borough Council to assess as Local Planning Authority.
- 7.24 As stipulated above, the parking layout is of concern, with the new unit potentially

adding to pressure for on and off site parking. With this in mind, the accessibility of the site has been taken into consideration. The site is located outside of the local district town centre as acknowledged in Policy CS4 however the site is located on a bus 'Rapid Transport route' which has links to the rest of the borough. There are bus stops on both sides of London Road less than 30 metres from the site. The proposal site is also only approximately 0.3 miles to Waterlooville town centre where there are several amenities including the ASDA supermarket. In addition the Parking SPD states that Waterlooville town centre is the second most accessible part of the borough - whilst the site is not within the town centre, it is within close proximity. Given the accessible location of the site, in this case the proposed parking arrangement is deemed to be acceptable, and is considered appropriate to meet the likely needs of the residents of the development.

7.25 The car parking provision at the site is further augmented by cycle storage provision. In this regard the Havant Borough Parking SPD states that all properties should be provided with long stay, secure (overnight) cycle storage facilities. Should a garage meeting the standards referred to above be provided for a residential property then no further external storage facility will be insisted on for that property. Cycle storage facilities have been provided as part of this proposal within the modified store building on the ground floor, which will provide secure cycle storage for all five of the flats resulting from the development.

(v) Standard of accommodation

7.26 The proposed internal accommodation area complies with the 'Nationally Described Space Standards' introduced by the Department for Communities and Local Government in 2015 which provides guidelines recommending the minimum floorspace for a single bedroom to have a floor area of at least 7.5m<sup>2</sup> and to be at least 2.15m wide. In order to provide two bedspaces, a double (or twin bedroom) would have a floor area of at least 11.5m<sup>2</sup>. The bedroom size as proposed would come to 8.1 m<sup>2</sup> and 2.7 m wide and therefore would comply with the space standards as a single bedroom.

7.27 In other respects the extension to create a new 1no bedroom flat would be sited right up against the site curtilage to the north and west and the existing building footprint already encompasses the majority of the plot, with no formal outdoor amenity space. Policy H1 of the Submission Local Plan states that new flats should provide sufficient private and/or communal outdoor amenity space. In this regard the applicant has confirmed the existing flat roof area could be used by occupants of both the maisonette and the proposed flat; this space could have room for a small table and chairs for use by residents, although it is surrounded by elements of the existing and proposed building and faces north, so would not provide a high quality environment. Notwithstanding this, given the limited level of weight which can be applied to Policy H1 at this time, coupled with the context of the site and the benefit of the provision of an additional residential dwelling within the existing built up area, it not considered that the quality of the external amenity space would constitute grounds for refusal of the application.

(vi) Developer contributions and other matters including CIL

7.28 As set out in Paragraphs 7.1 – 7.6 above, the application has been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to one additional unit of accommodation, which would be likely to lead to a significant effect (as described in Regulation 61(1) (a) of the Habitats Regulations) on the Chichester and Langstone

Harbours Special Protection Areas (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. The development is not necessary for the management of the European sites.

7.29 The Appropriate Assessment undertaken has concluded that subject to the securing of appropriate mitigation packages, the proposal is considered to be acceptable having regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and emerging policies E14, EX1 and E12 of the Submission Havant Borough Local Plan.

7.30 In addition, as the proposal would result in an additional dwelling it is therefore CIL liable.

## **8 Conclusion**

8.1 The development is considered to be acceptable having regard to the policies of the development plan and other material considerations. It would lead to the provision of an additional dwelling within the existing built up area, to which substantial weight must be given. The proposal is not considered to have a significant adverse impact on the character and appearance of the area, residential amenities or highway safety. Appropriate mitigation packages can be secured to address the impact of the development upon the European sites.

8.2 It is therefore recommended that planning permission is granted subject to the securing of the necessary mitigation packages and appropriate conditions.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00680 subject to:

(A) the securing of mitigation packages to address the impact of the development upon the European sites in terms of recreational pressure and water quality; and

(B) the following conditions

1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Technical note 01 parking review uploaded on the 14.10.2021  
C3448-2A Proposed floor plans uploaded on the 24.06.2021

C3448-4 Proposed elevations uploaded on the 24.06.2021  
C3448-5 Location plan uploaded on the 24.06.2021  
C3448-7 Proposed ground floor plans uploaded on the 24.06.2021  
C3448-8 Block plan uploaded on the 24.06.2021  
Planning Statement uploaded on the 24.06.2021

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The internal cycle storage and car parking arrangements shown on the approved plans to serve the development hereby permitted shall be installed and made fully available for use prior to the development being first brought into use and retained and maintained thereafter.

**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and

(b) All measures necessary to meet the approved water efficiency calculation have been installed.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Submission Havant Borough Local Plan.

- 6 At all times following occupation of the development hereby approved, all measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.

**Reason:** There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E14, EX1 and E12 of the Submission Havant Borough Local Plan.

### **Appendices**

- (A) Location Plan
- (B) Block Plan
- (C) Proposed Elevations
- (D) Proposed Floor Plans
- (E) Proposed Ground Floor Plan
- (F) Technical Note 01 Parking
- (G) Photograph Front Elevation
- (H) Photograph Rear Elevation
- (I) Photograph Side Elevation of No.159