

DELEGATED OFFICER REPORT

Site Address:	54 Warblington Road, Emsworth, PO10 7HH		
Proposal:	Replacement dwelling.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00614	Expiry Date:	25/10/2024
Applicant:	Mr & Mrs Copper		
Agent:	Helyer Davies Architects	Case Officer:	Lesley Wells
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies on the south side of Warblington Road, with Curlew Close running parallel to the east. Vehicular access to the site is off Warblington Road from an existing access.
- 1.2 Within the front of the site there are established mature trees, with trees the subject of a Tree Preservation Order 891 along the western boundary forward of the existing dwelling.
- 1.3 The southern boundary of the site sits more than 100m outside of the boundary of Chichester Harbour National Landscape (Formerly an AONB), Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar and a Special Area of Conservation (SAC).
- 1.4 The proposed dwellings and access would be sited wholly within Flood Zone 1 and would remain so with climate change. National Guidance states that Flood Zone 1 is suitable for all types of development.
- 1.5 The site area is approximately 0.15 hectares, with the land falling from north to south. Footprint of the existing dwelling is 205.4 sqm, with the proposal 252.7 sqm.

2 Planning History

90/51143/003 - Erection of rear dormer (South elevation) with balcony at second floor, dormer on front (North elevation), REF,

APP/14/00156 - Reduce two branches of 1No. Monterey Pine (T6) by 3m at 6m height on west side of tree; subject to TPO 0891. , PERM,20/03/2014

3 Proposal

The proposal seeks to replace an existing 5 bedroom two storey house, with a front car port, which is in a poor condition, with a modern style design 5 bedroom two storey house with dormers in the roof, with 2 balconies to the rear at first and second floor and a double garage to the front of the development. Access to the property would be

off the existing access from Warblington Road to the north.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan (2019 - 2014) Third Review

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D3	(Layout, Form & Density)
ENP_D7	(Mitigate Light Pollution)
ENP_D6	(Resource Efficiency)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer - No Objection

Having made an assessment on site and read and digested the AIA provided by Mark Welby I am content that the significant tree on site which in my opinion is the Walnut and the off-site tree Monterey Pine can be successfully retained should the proposed development be permitted.

If permission is given, then the AIA / AMS / TPP must be conditioned in line with HBC Policy DM8 to ensure that the trees are adequately protected. The trees highlighted for removal are of a low quality and should not be considered a constraint to development – although we would expect to see mitigation planting for their loss.

I would like to view the proposed tree planting plan along with the Landscape Architect being consulted for a view – this can then form part of the conditions.

Officer Comment: If permission is granted conditions as to tree protection, and a tree planting plan are recommended.

Building Control - No comment

Councillor Charles Robert - No comment

Councillor Grainne Rason - No comment

Councillor Reuben Mychaleckyj - No comment

Chichester Harbour Conservancy - Final Comment - No Objection

RECOMMENDATION – Whilst the loss of an apparently structurally sound Edwardian villa styled dwelling is regrettable, no objection, subject to suggested planning conditions relating to:

- Detailed external and internal photographic and written recording of this undesignated heritage asset before any demolition work commences and filing of those records with the Council's Historic Environment Record, within one month of the demolition being significantly completed;
- Safeguarding trees during construction in accordance with the recommendations of the submitted arboricultural report;
- Implementation of the ecological enhancements set out in Section 7 of the submitted Imprint Ecology report;
- Agreement of external building materials before commencement of works and subsequent implementation with the agreed materials;
- Specifying a minimum deep recess to first floor window opening facing Chichester Harbour; and,
- Securing the sustainable construction measures set out in the design and access statement.

***Officer Comment:** If permission is granted the above conditions are recommended. (All the recommended conditions in this report have been agreed with the agent.)*

Chichester Harbour Conservancy - Initial Comment - No Objection

RECOMMENDATION – Negotiate reduction of –

- width and height of rear dormer window, including relative width of its full-length glazing; and,
- size of first floor window openings to dressing room and ensuite to master bedroom.

Subject to securing that and whilst the loss of an apparently structurally sound Edwardian villa styled dwelling is regrettable, no objection, subject to suggested planning conditions relating to –

- Detailed external and internal photographic and written recording of this undesignated heritage asset before any demolition work commences and filing of those records with the Council's Historic Environment Record, within one month of the demolition being significantly completed;
- Safeguarding trees during construction in accordance with the recommendations of the submitted arboricultural report;
- Implementation of the ecological enhancements set out in Section 7 of the submitted Imprint Ecology report;
- Agreement of external building materials before commencement of works and subsequent implementation with the agreed materials; and,
- Securing the sustainable construction measures set out in the design and access statement.

Officer Comments: *An amended plans has been received which have removed the 'box' to the rear and to part of the east elevation, with minor changes to the rear elevation dormer, but not the glazing which is considered to be acceptable.*

Drainage/Engineers - No Comment

Ecologist - No Objection

The application is accompanied by an Ecological Impact Assessment (Imprint Ecology, July 2024). The application site comprises a single detached dwelling set within a typical garden plot containing species-poor lawn, planted woody vegetation and unvegetated surfaces. I am content that the site is of overall low ecological value. Following an assessment that the dwelling offered bat roosting potential, a single bat emergence survey was carried out in May 2024. No bats were observed roosting in the dwelling and it is concluded that roosting bats are not currently a constraint at this site.

If you are minded to grant permission, can I suggest that ecological avoidance, mitigation and compensation measures are secured by condition.

Development shall proceed in accordance with the ecological mitigation and enhancement measures as detailed in sections 6 and 7 of the Ecological Impact Assessment (Imprint Ecology, July 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Officer Comment: *The above condition is recommended, if permission is granted.*

Emsworth Residents Forum - No Objection

Whilst the existing Edwardian Villa is in poor condition, the appropriateness of demolition was questioned, given the opportunity for refurbishment and reuse in the context of the embodied energy within the existing building and the carbon costs of demolition and rebuild. However, given the frameworks of the Emsworth Neighbourhood Plan (ENP) and HBC Planning guidelines this was not considered an appropriate reason to object to the application.

Given the eco-credentials of the proposal described in the Design and Access

Statement, the panel suggested that rainwater/greywater harvesting might be a worthwhile consideration for inclusion within the proposal.

The panel were of the view that given the contextual statements within the Design and Access Statement, particularly in terms of differentiation of design philosophy of the front and rear facades, further consideration might be made with regard to enhancing the engagement of the Warblington Road façade with the street.

Whilst we appreciate this proposal is deemed a self-build project and thus no statutory requirement is applicable to submit a landscape strategy as part of the application, we would encourage the applicants to enhance the biodiversity of the site, engaging with some of the tactics described in the ecological assessment.

Given the foregoing commentary and current Planning guidance, the panel were of the opinion that no grounds for objection to the application were evident within the proposal documentation.

Officer Comment: *Amended plans were secured in respect of the design of the proposal, which is now considered acceptable. As to ecological mitigation and enhancement measures as detailed in sections 6 and 7 of the Ecological Impact Assessment (Imprint Ecology, July 2024) these would be secured by condition.*

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: 0

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 3 (Two objections and 1 Support)

Comment	Officer Comment
Loss of Character- result in the demolition of a charming and historic building, which contributes significantly to the character and ambiance of the local area.	See Paragraph 7 below
The replacement dwelling, while undoubtedly modern, would not be in keeping with the existing architectural style and would disrupt the visual harmony of the area - would result in an irreplaceable loss of architectural heritage.	The site is not within a Conservation Area, nor is it a building listed.
How has this planning application been	As site notice was displayed to the front of

publicised?	the site and adjacent neighbours were notified in accordance with normal practice.
Historical significant of this remaining Admiral house - only 8 remaining	The property is not an historic asset
Sympathetic amendments to the main house instead of demolition - similar examples in Beach Road	The application is determined on its merits.
Southern facade should be preserved	
Design vast improvement on the present building.	Noted
Comprehensive tree survey	
SUDS ensure the hard landscaping is porous to reduce storm run off , maybe a gravel drive	
Due to trees lost views of the harbour - could they be cut back.	A condition to remove trees not impacted by the proposal would be unreasonable and not satisfy the test for conditions.
Contractors' parking on site should be conditioned.	If permission is granted, a condition as to an onsite contractor parking would be imposed. That said, the LPA has no powers to ensure that such on site parking must be used.
Condition to ensure contractors' engines are not left running when sitting in their vehicles - impact on environment	Such a condition would not satisfy the tests as to conditions.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan 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 and the National Landscape (formerly AONB)
- (iii) Impact upon residential amenity
- (iv) Impact on trees
- (v) Impact on ecology
- (vi) Access & parking

- (vii) Flood risk & drainage
- (viii) CIL

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore the principle of the proposed development is considered acceptable subject to compliance with the relevant planning policies, including an appropriate design, quality residential environment and residential amenity as well as highways safety, including car parking.

(ii) Impact upon the character and appearance of the area and the National Landscape (formerly AONB)

- 7.3 Policy CS12 of the Core Strategy, requires amongst other matters, that development will conserve and enhance the special qualities of the Chichester Harbour National Landscape. The site, whilst not located within a National Landscape, is visible from the public footpath to the south that runs along the foreshore and a National Landscape.
- 7.4 Existing trees and vegetation to the front of the property and along part of Curlew Close, obscure views of the dwelling from these directions. However, the current dwelling is visible as you travel south down Curlew Close and from the foreshore as would the proposal.
- 7.5 The proposal to the front is more traditional in form, featuring elements including a pitched roof and gable ends, whilst also incorporating a more contemporary aesthetic design to the rear of the dwelling, taking advantage of the views across the harbour and connection to the open garden space to the rear. Materials for the proposal would be a slate roof, brick walls, with zinc cladding on the dormers, with details of the proposed materials conditioned if permission is granted. Having regard to other developments within Warblington Road, which are of a mixed design and style, the proposal is considered to be appropriate in terms of height, mass and materiality.
- 7.6 As to layout, the primary living spaces would be positioned to the rear of the house whilst secondary service spaces and circulation spaces are positioned at the street fronting side of the house. This would provide the occupants with more private spaces as well as maximising the views to the harbour and create connections to the garden.
- 7.7 The kitchen, dining and living room span across the rear elevation at ground floor and would open out into the garden which would create light and airy living spaces that would flow between inside and outside. The northern ground floor space, houses a central staircase and entrance hall off where a study, storage cupboards, would be located.
- 7.8 A double garage forms a single storey element, located to the north-east of the dwelling and is accessed internally via the kitchen and utility room. This replaces a single storey flat roofed car port, which is screened by existing vegetation/trees in the front garden.
- 7.9 The first-floor would house a master suite (formed by a dressing room, bedroom, ensuite and balcony) which would run along the southern elevation with an outlook over the harbour. There would also be 3 additional bedrooms, an ensuite and family

bathroom. At second floor a 5th bedroom & ensuite, would sit within the roof space. A dormer window on the south side of the roof would provide access to a small balcony that would overlook the harbour.

(iii) Impact upon residential amenity

Impact on existing residents

- 7.10 The properties with the potential to be impacted would be 56 and 46 Warblington Road (to the west and east) and 1 and 2 Curlew Close to the south. As to 46 Warblington Road to the east, this is a detached dwelling set back further into the site to the south, with a separation distance of approximately 40m, with Curlew Close, trees and vegetation in between together with boundary walls and or fencing on both properties approximately 1.8m in height. Due to these factors windows both at ground and first floor on the east side, the latter of which would service bedrooms and a bathroom and replace existing windows on this elevation, would not materially impact on the residential amenity of the occupiers of 46 Warblington Road.
- 7.11 As to 56 Warblington Road, this is set slightly further to the south. The proposal would be set back further to the north and east away from the boundary to the west, which would improve the existing relationship with the two properties. Other than a window at ground floor servicing an office there would be no other windows on the west elevation. At the time of the officer's site visit No. 56 Warblington Road was being renovated with balconies being constructed to the rear, granted permission under APP/23/01013. As with the existing dwelling there would be a level of overlooking of the garden of 56, with the proposal having the addition of 2 balconies at 1st and 2nd floor. Due to the relationship between the two properties as shown on the Balcony Analysis Plan the proposed 2 balconies, would have a not dissimilar level of overlooking as 56 with mutual overlooking within the built up area not unusual.
- 7.12 Concerning 1 and 2 Curlew Close there would be a level of overlooking to these properties from the existing dwelling. There would be a minimum separation distance between these properties of approximately 45 m with No. 1, raising to approximately 56 m with No. 2. Due to these separation distances, the proposal would not materially impact on the residential amenity of the occupiers of these two properties.

Impact on future residents

- 7.13 The size of this large 5- bed property clearly exceeds the Government's Technical housing standards – nationally described space standard and would be built to energy efficient standards, which would include photovoltaic slates incorporated within the roof, with battery storage, heat pump Air Source and Ground Source,) and 2 x Electric Car charging points. Such energy efficiencies would be secured by a recommended condition.
- 7.14 The rear garden to the proposal would be to the south, with an average depth of 38m. This would exceed the minimum requirement in Havant's Design Guide SPD of 10m. There would be sufficient space around the dwelling to the west and east to ensure the proposal sits comfortably within the site.
- 7.15 The proposal would have a double attached garage to the front of the dwelling, with a total of 3 car parking spaces to be provided, coupled with a turning area. This level of car parking complies with Havant's Car Parking SPD and would benefit from two EV Charging points.

- 7.16 The proposal would provide a satisfactory level of accommodation for future occupiers, in accordance with Policy CS16 of the Core Strategy.

(iv) Impact on trees

- 7.17 The site is subject to Tree Preservation Order No. 891 with the protected trees located to the front of the site on the western boundary. The application is accompanied by an Arboricultural Impact Assessment and a Tree Survey on which the Arboricultural Officer (AO) has been consulted, who has raised no objection, with a recommendation that the AIA/AMS/TPP is conditioned in line with policy DM8 of the Core Strategy to ensure that the trees are adequately protect. The ten trees to be removed, are set out below, which the AO has confirmed are of a low quality and not a constraint to development. However, mitigation planting for their loss is recommended, which would be conditioned, together with a condition for tree protection during construction works, if permission is granted.

Trees & Groups for Removal

Ref:	Common Name	BS Cat
GO6	Laurel Cherry	C1
G14	Silver Birch	C1
TO3	False Acacia	U
T10	Fig	C1
T12	English Yew	C1
T13	Magnolia	C1
T17	Golden Acacia	C1
T18	Sawara Cypress	C1
T19	Rowan	C1
T20	Silver Birch	C1
	Total	10

(v) Impact on ecology/Biodiversity Net Gain (BNG)

- 7.18 All development within the Borough is expected to protect, conserve and enhance the Borough's Local Ecological Network.
- 7.19 The application is accompanied by an Ecological Impact Assessment on which the Ecologist has been consulted. The Ecologist is content that the site is overall of low ecological value and that no bats were observed roosting in the dwelling, with the conclusion that roosting bats are not currently a constraint at the site. No objection is raised by the Ecologist to the proposal, with a recommendation that the development proceeds in accordance "*... with the ecological mitigation and enhancement measures as detailed in sections 6 and 7 of the Ecological Impact Assessment (Imprint Ecology, July 2024).*" Such a condition is recommended If permission is granted.
- 7.20 The application site is within 50 metres of Notable & Protected Species ie Bats in flight: Soprano Pipistrelle, Common Pipistrelle, Myotis Bat Species. As noted above no bats were observed roosting in the dwelling. Therefore, the proposal is not considered to have an adverse impact on these protected species. The Site is also within 200m of an SSSI, SPA, RAMSAR and SAC. Due to the nature of the development, it is not considered to have an adverse impact on these sensitive

ecological areas, complying with policy CS11 of the Havant Borough Core Strategy (2011).

- 7.21 BNG exemption is claimed on the grounds that the proposal is self-build and a custom build development.

(vi) Access & parking

Access

- 7.22 No changes are proposed to the existing access onto Warblington Road.

Parking

- 7.23 The proposal would have a double garage which would include cycle storage with a total of 3 parking spaces and a turning area to the front, which complies with Havant's Car Parking SPD. The development would benefit from two EV Charging points. Both the parking and the provision of EV Charging points would be the subject of conditions, if permission is granted.

(vii) Flood risk & drainage

Flood Risk

- 7.24 As stated above, the proposed dwellings and access would be sited wholly within Flood Zone 1. National Guidance states that Flood Zone 1 is suitable for all types of development.

Drainage

Foul

- 7.25 The foul sewage would be disposed of via an existing main sewer and if permission was granted would fall within the remit of Building Control.

Surface

- 7.26 Surface water drainage would be disposed of via soakaways which would fall within the remit of Building Control.

(viii) CIL

- 7.27 The application has applied for self-build exemption under the CIL Regulations. Therefore, if this exemption is secured, a CIL contribution would not fall due for the proposed development.

8 Conclusion

- 7.28 The proposal is considered to be appropriate in design terms with an acceptable impact on the character and appearance of the area and on neighbouring properties. Impact on trees, ecology, and parking have been addressed or would be controlled by the imposition of appropriate conditions. The proposal is considered to accord with the

development plan as a whole and the National Planning Policy Framework and therefore is recommended for conditional planning permission.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00614 subject to the following conditions

1 GENERAL

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:

Plans

Location Plan - Scale 1:1250
Existing and Proposed Site Plans Drawing No. A100 Rev B
Site Section - Drawing No. A101 Rev B
G.A. Proposed Floor & Elevations -Drawing No. A500 Rev K
Comparison Profiles - Drawing No. A200 Rev C
Balcony Analysis - Drawing No. A106
Tree Survey - Drawing No. MW.2405.WBE.TS

Documents

Arboricultural Impact Assessment dated 30 August 2024
Design & Access Statement
Ecological Impact Assessment dated July 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The rear first floor window openings facing Chichester Harbour shall have a minimum recess of 50 mm.

Reason: To ensure a satisfactory development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy D3 of the Emsworth Neighbour Plan 2019 - 2036 and the National Planning Policy Framework.

- 4 Development shall proceed in accordance with the ecological mitigation and enhancement measures as detailed in sections 6 and 7 of the Ecological Impact Assessment (Imprint Ecology, July 2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological protection in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, National Planning Policy Framework, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 5 The sustainability construction measures set out in the Design and Access Statement shall be fully incorporated into the development.

Reason: In the interests of sustainability and energy efficiency having due regard to policies CS14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

6 **PRECOMMENCEMENT**

Prior to the commencement of development hereby approved the Tree Protection Plan shall be fully implemented and thereafter retained throughout the construction works in accordance with the Arboricultural Impact Assessment & Arboricultural Method Statement by Mark Welby dated 30 August 2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO and other trees within the vicinity are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 7 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to the commencement of development comprehensive external and internal photographic and written recording of this undesignated heritage asset shall be recorded, with the filing of such records with the Council's Historic Environment Record, within one month of the demolition being significantly completed.

Reason: In the interests of this undesignated heritage asset having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of Havant Borough Local Plan (Allocations) and the National Planning Policy Framework.

9 **ABOVE GROUND**

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10 **PRIOR TO OCCUPATION**

Prior to occupation a detailed scheme and specification for replacement tree planting on an adjacent part of the site shall be submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting. The tree planting shall be carried out in accordance with the approved details and in accordance with any timing agreed or within the first planting season following approval, whichever is the sooner. Any trees planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS14 and DM16 of the Havant Borough

Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

- 12 Prior to the occupation of the development details of the Electrical Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. The Charging Points shall be installed in accordance with the approved details prior to the occupation of the dwelling and retained at all times thereafter.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 Prior to occupation of the approved development details of any external lighting proposed to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The installation of the approved lighting shall, prior to occupation of any of the residential units hereby approved, be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and to reduce light pollution, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy D7 of Emsworth Neighbourhood Plan 2019 - 2036 and the National Planning Policy Framework.

14

1. 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. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

15 **POST OCCUPATION**

At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained 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. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.