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|-------------------|--------------------------------------------------------------------------------------------------------------------|---------------|-------------------|
| Site Address:     | Block A 22-24 Wellington Way, Waterloooville, PO7 7ED                                                              |               |                   |
| Proposal:         | First floor extension and reconfiguration of resultant space to provide 4 additional flats and a total of 7 flats. |               |                   |
| Application Type: | Full Planning Permission                                                                                           |               |                   |
| Application No:   | APP/23/00523                                                                                                       | Expiry Date:  | 08/09/2023        |
| Applicant:        | Mr Harding<br>Questmap Limited                                                                                     |               |                   |
| Agent:            | Mr R Goodall<br>Advoco Planning Limited                                                                            | Case Officer: | Leanne Richardson |
| Ward:             | Waterloo                                                                                                           |               |                   |

Recommendation: **GRANT PERMISSION**

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## **1. Site Description**

- 1 The site is located on Wellington Way and forms part of the Wellington Way Shopping Centre. The site lies within Waterloooville Town Centre. The existing building is currently occupied by Iceland Supermarket at ground floor with ancillary storage at lower ground floor level. At first floor level, there are 2 x 3 bed flats and a 1 x 2 bed flat. A service yard serving the commercial unit is located to the north. The site is characterised by a mix of two/three storey buildings.
- 2 Immediately east of the site lies a public car park with commercial units to the south and south-west. St Georges Church, a non listed building is located to the west. On the opposite side of Maurepas Way, to the north, is Wellington Retail Park.
- 3 The building, whilst structurally sound, is in a poor state of repair and in need of modernisation.

## **1. Planning History**

- 1 There is no relevant planning history for the site, however, the following planning history relating to Blocks B, C and D are of relevance:

APP/23/00105 Prior Approval for development consisting of works for the construction of 15no, 1 and 2 bed dwellings immediately above the topmost storey on a terrace building where that development comprises rebuild of first floor together with any associated works to Block B, Wellington Way, Waterloooville. (Pending Consideration)

APP/23/00106 Prior Approval for development consisting of works for the construction of 11no, 1 and 2 bed dwellings to Block C, Wellington Way, Waterloooville. (Pending Consideration)

APP/23/00107 Prior Approval for development consisting of works for the construction of 14no, 1 and 2 bed dwellings to Block D, Wellington Way, Waterloooville. (Pending consideration)

APP/23/00805 Installation and reconfiguration of first floor windows. (Approved)

08/12/2023)

## **2. Proposal**

- 1 The application proposes to reconfigure an existing first floor to replace 2 x 3 bed and 1 x 2 bed flats with 6 x 1 bed flats and 1 x 2 bed flats. Pedestrian access would be utilised from an existing stairwell located at the north-eastern corner of the building. The extended building would consist of wooden timber cladding on the internal elevations with white render applied to the entirety of the external elevations at first floor level.
- 2 Refuse and cycle storage would be located within the service yard.

### **Policy Considerations**

#### National Planning Policy Framework Planning Practice Guidance

The National Planning Policy Framework (the 'NPPF') states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. There is a general presumption in favour of sustainable development unless material considerations indicate otherwise. The three dimensions of sustainability are to be sought in mutually supportive ways: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment). Local circumstances should also be taken into account, so they respond to the different opportunities for achieving sustainable development in different areas.

The NPPF is supported by Planning Practice Guidance on the Gov.UK website across a variety of topics.

#### Havant Borough Local Plan (Core Strategy) 2011

|      |                                                                        |
|------|------------------------------------------------------------------------|
| CS4  | (Town, District and Local Centres)                                     |
| CS6  | (Regeneration of the Borough)                                          |
| CS9  | (Housing)                                                              |
| CS16 | (High Quality Design)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| DM10 | (Pollution)                                                            |
| DM12 | (Mitigating the impacts of Travel)                                     |
| DM13 | (Car and Cycle Parking on Residential Development)                     |

#### Havant Borough Local Plan (Allocations) 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL3 (Town, District and Local Centres)  
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

#### Supplementary Planning Documents

The following Supplementary Planning Documents (SPDs) are also relevant:

Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Listed Building Grade: No Listed Buildings lie within the application site.  
Conservation Area: N/A

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

### **Environmental Services**

Access Requirements:

Access/Service Roads need to be capable of taking a 26 tonne Refuse Collection Vehicle (RCV) and allow vehicle to reverse close to bin store or containment area. Width of RCV 2.8m, maximum length 11.3m. Drop kerbs also need to be provided to allow easy transfer of bins from store area to vehicle. No bins to be pulled or waste carried more than 25 metres.

1. Bin Stores:

Almost all bulk bins utilised by the Authority are approximately 1.26 metres wide, therefore doors to stores need to be of 1.8 metres width to enable all types of container to be easily removed and returned. A standard depth of 1.0 metre also applies to the majority of bulk bins, and bin stores therefore need to accommodate the required of containers measuring 1.26m x 1,0m,

2. Bin requirements

Note: Factors such as family size and age of occupants can influence the number of bins required and it is therefore advisable that the Waste Management Team be asked to confirm each calculation if possible.

4. Bin sizes for Information:

- a) 140 litre (plastic) - 1065mm tall x 485mm wide x 550mm deep
- b) 240 litre (plastic) - 1075mm tall x 580mm wide x 725mm deep
- c) 660 litre (metal) - 1310mm tall x 1260mm wide x 730mm deep
- d) 940 litre (metal) - 1500mm tall x 1020mm wide x 975mm deep
- e) 1100 litre (metal) - 1370mm tall x 1260mm wide x 990mm deep.

f)

**g) *Officer comment:*** A condition will be imposed on any consent requiring further details of refuse storage to be supplied to ensure that these requirements are met.

h)

i)

**j) Environmental Health – Pollution**

k)

I have considered the above application for a first-floor conversion and re-configuration to provide additional four residential unit to existing residential flats within an established commercial structure. I am aware that a noise report was prepared under planning ref: APP/18/00234. In the ideal situation, Pollution Team will require an up-to-date noise report as that report is circa 6 years old. But given the additional flats will already compliment the existing residential flats, we are satisfied with that assessment for this proposal, subject to conditions regarding sound insulation and sound transmission.

## **Hampshire Highways**

Similarly to the recent prior approval planning applications for residential development in Waterlooville town centre, the proposed development will not be supported by any allocated parking spaces. The Highway Authority accepts that Waterlooville town centre benefits from a nearby bus interchange and that pedestrian and cycle infrastructure is generally good in the area, meaning alternative modes of transport will be available to residents of the site. Subject to the Local Planning Authority confirming that they are satisfied with no dedicated parking facilities being provided, the Highway Authority recommend no objection subject to a condition for a CMS to be submitted.

## **HBC Community Infrastructure Officer**

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 number of additional dwellings and their respective number of bedrooms. See Unilateral Undertaking - Solent Recreation Mitigation Strategy | Havant Borough Council

b) Issue the Nutrient Neutrality Unilateral Undertaking. See

<https://www.havant.gov.uk/nitrogen-developer>

## **Natural England – No Comment**

## **Southern Water**

The attached plan shows that the existing building lies close to an existing public surface water sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to contact Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to our network, we require the hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern

Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance.

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity.

Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should: -

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

**Officer comment:** *The proposal does not include any excavation works. It is proposed that surface water will be drained to sustainable drainage systems and foul water would be discharged to the mains sewer. An informative is recommended which requires the applicant to contact Southern Water to protect public sewers*

### **Building Control**

- 1) Adequate provision for access for service fire service should be considered, to comply with Requirement B5 and the guidance in Approved Document B
- 2) Adequate provision of solid waste storage should be considered to comply with the guidance in Approved Document H.

**Officer comment:** *See Environmental Services comment above.*

## **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: 5

Number of site notices: Yes

Statutory advertisement: No

No representations have been received.

## **7. Planning Considerations**

### **Habitat Regulations Assessment / Appropriate Assessment**

#### ***Recreational Pressure***

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) 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 entered into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

#### ***Water quality***

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. 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. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast SPA cannot be ruled out.

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 entered into a legal agreement to secure the mitigation package.

#### **Appropriate Assessment conclusion**

The Habitats Regulations Assessment concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites 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 not responded to the consultation within the required period. However, the consultation was a standard one, with a reasonable expectation that Natural England would have

confirmed their agreement with the findings of the assessment. In view of this, it is considered reasonable to conclude the HRA/AA and move to the determination of the application. The applicant has entered into a legal agreement to secure the mitigation packages.

## **Planning Considerations**

In other respects, 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) Highways and Parking
- (v) CIL

### (i) Principle of development

One of the Government's key objectives is to significantly boost the supply of housing. The Council's Five Year Land Supply Update March 2023 indicates the Council has 1.81 years supply with a 20% buffer applied. This is below the five year supply threshold. This shortfall engages Paragraph 11d) of the NPPF with its presumption in favour of granting planning permission unless there are adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme.

The site is located within Waterlooville Town Centre as shown in Policies CS4 and AL3 (Town, District and Local Centres). The supporting text to Policy CS4 states that residential development on upper floors can make an efficient use of town centre land while adding to the mix of dwelling types and tenures available. Chapter 11 of the NPPF further supports development that makes efficient use of land and seeks to ensure that developments make optimal use of the potential of each site.

The site is allocated for mixed use development under Ref: W110 of the Havant Borough Local Plan (Allocations) 2014. Whilst the allocation does not envisage an increase in housing numbers, the addition of 4 additional flats would contribute to the Council's five-year housing supply requirement which must be afforded appropriate weight in the overall planning balance.

Given the site is located within Waterlooville Town Centre, containing a wider range of options with regard to public transport, retail, leisure and employment opportunities, it is considered to be in a sustainable location and the development is acceptable in principle.

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

The site comprises a 3 storey building with a flat roof. However, there is a north-westerly drop in levels which gives the appearance of a two storey building when viewed from the pedestrianised area within the shopping precinct. The building is currently occupied by Iceland at lower ground and ground floor levels with 3 no flats located on the upper floor.

The current proposal seeks to reconfigure the upper floor and infill existing recessed

areas (currently used as amenity space for the existing 3no flats) and replace with 6 x 1bed and 1 x 2bed units, resulting in a net increase of 4 units.

The external materials would consist of composite timber cladding and white render which is reflective of its surroundings. The reconfiguration of the upper floor would also see a marginal increase to the height of the building by 80cm. There is an existing internal staircase leading to the existing flats which would be retained and will continue to be the primary access for future occupants. The infilling of the recessed areas at first floor level would result in the removal of private amenity spaces for the existing flats. Whilst this is undesirable, the loss of this space would not impact on the character and appearance of the area.

Overall, the proposed alterations to the building and use of materials would be appropriate in this location and would not adversely affect the character of the area therefore complying with Policy CS16.

(iii) Impact upon residential amenity

There are no existing residential units within proximity to the application site.

The proposal would provide 6 x 1 bedroom and 1 x 3 bedroom flats and would comply with the Nationally Described Space Standards. In terms of amenity for future occupiers, it is noted that the proposed units do not have access to private amenity space, however, this is not uncommon in town centre locations such as this.

A Noise Report (albeit outdated) has been submitted in support of the application and has been reviewed by Environmental Health Officers who raise no objection subject to securing mitigation measures to ensure a good standard of internal noise levels is achieved. These details would be secured by condition.

Overall, the proposed flats would provide an acceptable living environment for future occupants in this sustainable location which is well served by local facilities. The proposal is therefore compliant with Policies DM10 and CS16 of the Core Strategy.

(iv) Parking, Cycle storage and Refuse

The Havant Borough Parking SPD identifies WaterlooVille Town Centre as the second most accessible part of the Borough in terms of access to shops, services and public transport.

The development would deliver zero parking provision which is not uncommon in highly sustainable town centre locations such as this. The Borough's Parking SPD states that the level of parking to be provided must be based on the nature and scale of development, access to shops and services together with public transport accessibility.

In this case, the provision of a car free development is considered acceptable and no objections have been raised by the Highway Authority given WaterlooVille town centre benefits from a bus interchange meaning alternative modes of transport will be available to future residents.

The Parking SPD also requires provision to be made for an appropriate level of cycle parking. In this case, a secure cycle store capable of accommodating 8 cycles would be provided within the existing service yard and would comply with the requirements

of the SPD. With regards to refuse provision, bin stores would be provided within the existing service yard - one for recycling and one for refuse. In light of the Environmental Services consultation comment, further details are to be requested by condition.

Overall, given the sites location the parking, cycle and refuse provision is appropriate and the development would not have a significant adverse impact on the highway network.

(v) CIL

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiner's Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.

The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross increase in new internal floor space for the dwellings has been calculated as 147sqm, which would generate a liability of £18,637.50 and a Draft Liability Notice has been sent to the agent.

As set out under the earlier heading '*Habitat Regulations Assessment / Appropriate Assessment*' unilateral undertakings have been secured under S106 of the Town and Country Planning Act to secure the following:

- Financial Contribution for the Solent Recreation Mitigation Strategy
- Financial contribution in respect of Nutrient Neutrality

## 8 Conclusion

The development would provide an additional four residential units which would make a positive contribution towards the Borough's housing need in a sustainable location. The proposal would not adversely impact on the character and appearance of the area, or the residential amenity of future occupiers. With regards to highway matters, there would be an appropriate level of cycle and refuse provision in accordance with Havant's Parking SPD.

The proposal also meets the Habitats Regulations with both recreational and water quality pressures adequately mitigated against. The design and scale of development is considered appropriate, retaining an active ground floor retail unit. The proposal accords with the development plan when considered as a whole and is recommended for conditional permission.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application

APP/23/00523 subject to 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:

Block A Proposed Site Plan 1548-P-100-B  
Block A Proposed Floor Plan 1548-P-101-A  
Block A Proposed Elevations 1548-P-102  
Location Plan 1 548-P-010-B  
Design and Access Statement

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

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 Prior to commencement of the development, a construction method statement shall be submitted to and approved in writing by the Planning Authority which shall include:

- a) A programme of and phasing of demolition (if any) and construction work;
- b) The provision of long term facilities for contractor parking;
- c) The arrangements for deliveries associated with all construction works;
- d) Methods and phasing of construction works;
- e) Access and egress for plant and machinery;
- f) Protection of pedestrian routes during construction;
- g) Location of temporary site buildings, compounds, construction material, and plant storage areas; and
- h) Provision of any boundary hoarding.

The development shall thereafter be carried out in strict accordance with the approved details.

**Reason** - To protect the amenities of nearby residential premises during the demolition/ construction phase of the development and having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to commencement of the development details of the sound transmission

reduction measures to be installed between the ground floor use and the first floor flats shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to provide at least DNTw+Ctr 50dB. The approved details shall be implemented prior to the occupation of the development and shall thereafter be permanently retained.

**Reason:** To adequately protect future occupiers from noise nuisance having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 6 Prior to commencement of the development details of sound transmission reduction measures to be installed within the separating walls between the proposed new dwellings and existing commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12). The approved details shall be implemented prior to the occupation of the development and shall thereafter be permanently retained.

**Reason:** To adequately protect future occupiers from noise nuisance having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 7 Prior to first occupation of the development hereby approved, secure cycle storage shall be made fully available in accordance with the approved details and shall be retained thereafter for their intended purpose.

**Reason:** To provide a satisfactory standard of development, in the interests of highway amenity and having due regard to the Havant Borough Council Parking SPD 2016, and policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 8 The development hereby permitted shall not be occupied until further details of the refuse store, bin numbers and sizes have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development hereby approved and shall thereafter be retained for their intended purpose.

**Reason:** To provide a satisfactory standard of development, in the interests of the amenity of future residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9

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

dwelling 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.

- 10 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.