
Site Address: North Street House, 6 North Street, Emsworth, PO10 7DD
Proposal: Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)].
Application Type: Full Planning Permission
Application No: APP/23/00249 Expiry Date: 20/06/2023
Applicant: BG Doodles Holdings Ltd
Agent: Mr Robert Tutton Case Officer: Tina Pickup
 Robert Tutton Town Planning
 Consultants
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to 6 North Street, Emsworth and its curtilage, which is currently vacant and was formerly in use as a doctors surgery, an 'E' use under the 2020 Use Classes Order. It is located on the corner of High Street with Havant Road, on the south west corner of the Emsworth roundabout. There are currently two vehicular access points: one is taken from Havant Road to a car park at the rear, which is enclosed by high brick walls. The other is a dropped kerb serving two parking spaces in front of the entrance to the building, off North Street. The red lined application site also includes a gated pedestrian access alley off West Street.
- 1.2 The principal building on the site is a 2 1/2 storey Grade II Listed Building, the details of which state: *House. Late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows. Hipped roof, with coved and moulded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted 1/2 columns, and 1/2-glazed door. The north side brick wall is bowed, with a sash window.* This building fronts the High Street but is set back between 2 and 4m with front hard surfaced fore court enclosed by low wall and railings. The building has had a number of more modern extensions over the years, including a part flat roofed, part pitched roof, single storey link extension attached to the south elevation that provided the pedestrian entrance to the doctors surgery. There is a further single storey extension to the rear that extends to the rear elevation of 1 West Street. There is a lawned garden with couple of trees, sited to the north of the building, enclosed by a high brick wall to Havant Road.
- 1.3 The building has been vacant since September 2020 and is currently fenced off with heras fencing and rapidly falling into a state of disrepair.
- 1.4 To the immediate south is a three storey art deco style building (Central Buildings) comprising retail units at ground floor with residential flats above. Notably this building is set much further forward than the application site, right up to the back edge of the pavement; and fills its plot width. As a result the flank elevation of number 4, which comprises a windowless plain brick wall, abuts the application site with a dominant presence. Opposite the site to the east, is the more modern development of the co-op with residential flats of Warwick Court.

- 1.4 The site lies within Emsworth Conservation Area, the Chichester Harbour AONB, and the Emsworth District Centre and within the Secondary Frontage Area (policy AL3) as defined by the adopted policies map. The site lies outside any current or future flood zone.

2 Planning History

99/51772/012 - Single storey extension to rear to provide 2 additional surgery rooms., PERM,30/07/1999

99/51772/013 - Single storey extension to rear to provide 2 additional surgery rooms., PERM,30/07/1999

APP/20/01115 - Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping. Request to discharge conditions 3, 4, and 5 (10/11/2021)., PERM,16/04/2021

APP/20/01116 - Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping. Request to discharge conditions 3 and 4 (16/11/2021)., PERM,28/04/2021

APP/21/00905 - Works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., UNK,

APP/21/00906 - Listed building consent for works to convert the existing doctor's surgery to offices (both Use Class E) following demolition of existing outbuilding, plus erection of two storey building comprised of a clinic (Use Class E), utilising existing access off Havant Road, with associated hard and soft landscaping., UNK,

APP/21/01327 - Variation of Condition 2 of Planning Permission APP/20/01115 relating to revised schedule of permitted drawings. Conditions 8, 9 and 10 relate to residential development and should be removed., UNK,

APP/22/00029 - Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., WD,01/06/2022

APP/22/00030 - Listed Building Consent for Works to convert the doctor's surgery (E) to offices (E) plus the erection of a two storey building comprising a commercial unit (E) following the demolition of the existing single storey extension. With associated parking and hard and soft landscaping, including provision of one additional parking space., WD,01/06/2022

APP/23/00250 - Listed Building Consent for proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-story café [Class E(b)]. , DEL,

Other current application:

APP/23/00250 - Listed Building Consent for proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-story café [Class E(b)].

3 Proposal

- 3.1 Proposed conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)].
- 3.2 The proposal involves the change of use of the main Listed Building to a 10 bedroom hotel, retaining much of the existing rear extension for staff purposes. The proposal would involve the demolition of the existing side extension (former entrance to the doctors surgery); and its replacement with the construction of a detached gable fronted two storey development to be used as a cafe. This new development would visually appear connected to Central Buildings (4 North Street), and be set back a fraction from the alignment with the Listed Building with its eaves and ridge line also fractionally below that of the adjacent Listed Building, 6 North Street. The side to side separation to the Listed Building would be about 1.2m. The conversion of the Listed Building to a hotel would involve some internal works for which Listed Building Consent is separately applied for under APP/23/00250.
- 3.3 The rear car park would remain largely as existing, and can provide 9 spaces, including one disabled space. A disabled entrance ramp would also be provided at the rear, as well as a cycle rack for 9 bikes. The front of the cafe area would be enclosed with 1.2m high railings to create an outdoor seating area. The existing dropped kerb on High Street would be removed and the kerb re-instated. The existing garden to the north would be largely unaffected by the proposal; an Ecological Assessment as well as a subsequent updated Bat Survey report have been submitted. In addition the application is supported with a Transport Statement, Noise Impact Assessment, and marketing information.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS4	()
CS5	(Tourism)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)
DM5	(Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_M1	(Cycle Storage Provision)
ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D3	(Layout, Form & Density)
ENP_C2	(Retail, High Street & Food/Drink Uses)
ENP_W2	(Strong Economy & Youth Training)
ENP_W4	(Technology & Tourism)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Building Control

This work will require Building Regulation consent

Door on side of cafe may have fire separation issues and escape route along side adjacent property under AD B Please consider

Sound proofing of new drainage in new areas should be considered

Doors on corridor should be fire rated to protect route of escape

Ramp access adjacent windows might be an issue under AD M

Solid waste storage for development has not been shown under AD H requirements

No details provided for cafe development

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Conditions:

1. Planting to be provided within the café frontage to soften the development;
2. Bat surveys to be updated and resulting mitigation implemented, and a suitable condition included to ensure the provision of bird boxes as recommended by the County Ecologist;

Reasoned Justification

The site is not exposed within the wider AONB Landscape but nevertheless forms a prominent corner site within the village setting of Emsworth and the Conservation Area. We are supportive of the change to a café and a hotel in keeping with the village centre setting, and understand, as previously commented, that the Doctor's Surgery is re-locating to a site to the north where it can continue to serve the needs of the Emsworth and AONB community.

The proposed design, being very similar to the permitted scheme, is supported as, subject to suitable facing materials and shop front / window designs as shown, it would enhance the character and appearance of the Conservation Area and AONB townscape.

We would reiterate the comments made by the County Ecologist regarding the need for an up-to-date Bat survey and suitable mitigation as a result of the findings and would again request a suitable condition to require replacement/new planting, particularly to the frontage of the café, in order to soften the appearance of the development within the street scene, as the previous 'green wall' no longer appears to be shown on the plans.

Overall, the proposals are considered to have little significant visual impact on the wider AONB nationally protected landscape and have the potential to enhance the character and appearance of the Conservation Area and village setting within the AONB.

Communities Manager

None received

Community Infrastructure

The application is not CIL Liable and does not require a contribution in respect of the Solent Recreation Mitigation Strategy.

However, as overnight accommodation is proposed for part of the floorspace, pending a response from Natural England on the HRA, instructions should be passed by the Case Officer to the CI Team to issue the Nutrient Neutrality Unilateral Undertaking. See <https://www.havant.gov.uk/nitrogen-developers>.

Officer Comment - *this advice subsequently corrected, proposal is SRMS legible*

Conservation Officer

Site

North Street House is located on the corner junction of Havant Road and the High Street, adjacent to the roundabout which separates the High Street from North Street in Emsworth town centre. The site is located within the boundary of the Emsworth Conservation Area and comprises a detached 2 ½ storey building of late C18 construction. The building is Grade II listed, first being listed in 1952. The listing description is as follows:

The listing description is as follows:

'House, late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows, Hipped roof, with coved and molded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted ½ columns and ½ glazed door. The north side brick wall is bowed, with a sash window'.

The front / principal elevation faces onto North Street. A substantial brick wall extends around the north boundary of the site to a car park at the rear which is accessed from Havant Road. The building itself has had a number of extensions and additions over the years. To the south of the main listed building is a single storey link extension which is attached to the adjacent building. This comprises a 3-storey art deco style development (Central Buildings) with commercial units on the ground floor and residential accommodation on the floors above. The application site was previously in use as the Emsworth Doctor's surgery however, this has relocated hence the proposal to find a new use for the listed building and redevelop part of the site.

Legislative and Policy Context:

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014). The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

see full response for relevant NPPF & Local Plan policy discussion

Assessment

These applications follow previous approvals for a change of use of the main listed building to offices and the erection of a 2-storey building comprising a GF retail unit and a first-floor residential unit in 2020. The scheme has now changed in that the change of use proposed is for a hotel. A two-storey extension is also proposed however, this would be a commercial use on both floors instead of residential at first floor.

Conversion of listed building from doctors' surgery to hotel

Various alterations are proposed including:

Internal:

- Creation of new stud walls to facilitate ensuite bathrooms and doorways where existing partitions are situated.
- Removal of non-original partitions
- Change of layout – rooms 7 and 8 – moving of main wall and creation of two ensuites
- Replacement of dormer windows with like for like single glazed, timber windows
- Installation of secondary glazing to existing historic windows

External:

- Demolition of side and rear single structures
- New stone paving laid to forecourt
- New ramp at rear of building

The proposals for the listed building are broadly the same as the existing 2020 permission. Some room layouts will be altered with new studwork however, some of the more unsympathetic alterations where large openings have been made for the previous medical use, will be reversed and doors reinstated. A first-floor wall will be moved to make way for the ensuite bathrooms in Rooms 7 and 8 which would result in the loss of a set of double doors leading to an existing office space. These wooden doors appear to be historic in character. However, the remaining historic fixtures and fittings (i.e., doors, staircases, skirtings, cornicing, internal chimney stacks etc) are being retained as the proposed use does not require the removal of these. The existing loft space will be retained, and it is proposed that dormer windows are replaced as these are in poor repair. The proposal is to replace these like for like with timber frames and single glazing.

The other existing historic windows are being shown as being retained but with secondary glazing proposed. Unfortunately, the style of secondary glazing proposed is not suitable as it comprises central opening casement style screen which would detract from the original design on the windows.

A condition will be included to request details of a more appropriate style of secondary glazing.

The existing garden to the north of the listed building would be retained and the car parking for the hotel use would be contained within the existing car park. This is welcomed as this would retain the small amount of verdant setting to the listed building.

Whilst a small amount of historic building fabric will be removed, this is balanced against the removal of previous unsympathetic alterations and partitioning. Overall, the impact on the heritage asset, as a result of the proposed change of use, would be negligible. The proposed use would bring the building back into use and protect its longevity for future generations.

Two-storey extension to Central Buildings

- Erection of a two-storey, pitched roof extension to the north flank of Central Buildings, finished in painted white render with a clay tiled roof, grey painted timber windows and a traditional style, glazed shop front on the ground floor.
- The use of both floors to be for a sit in café (Class E)
- Frontage enclosed with black metal railings to match the listed building

The proposal for the two-storey building is almost identical to the approved scheme in 2020. It was concluded at that time that this proposed building comprises a high-quality design which complements the traditional style of the listed building and does not detract from its architectural significance or the context of this part of the conservation area. The proposal to enclose the front seating area with matching railings is supported. The building would feature timber framed, grey painted windows and be finished with a white painted render which would be appropriate to the historic context.

Overall, the proposed new building and its use, would not result in harm to the adjacent listed building. The proposal would remove an existing unsympathetic building form and replace with this with a well designed, high-quality building which would enhance the conservation area. As such, the proposal would meet the test of Section 72 of the TCPA which is to preserve or enhance the character of the conservation area.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset and would preserve and enhance the special qualities of the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

1. Details and / or samples of all new external materials (including railings) to be submitted prior to commencement
2. Details of all new windows and external doors to be provided and agreed prior to above ground construction. Details to include:
 - a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
 - b) full size glazing bar section,
 - c) the method of opening and external finishes.All work shall be carried out in full accordance with such approval and be retained thereafter.
3. Schedule of works detailing the removal of the existing extension and repair to south elevation of listed building to be provided and agreed prior to commencement of development
4. Detailed shopfront design to be provided and agreed including materials and window / door details at 1:20
5. Details of the siting and design of any proposed external meter boxes / metal ducting / flues shall be provided and agreed prior to commencement of development
6. Details of new extract vents for ensuite toilets on the main listed building shall be provided and agreed prior to commencement of development
7. Notwithstanding the plans submitted, details of all new secondary glazing (including method of opening) shall be provided and agreed prior to commencement of development.

County Archaeologist

With regard to below ground archaeology, although located within the historic core of the settlement, in view of the existing development on site I would not raise any archaeological issues. With regard to the built fabric I would defer to your conservation officer.

Council Ecologist

The application is accompanied by an Extended Phase 1 Ecological Assessment (Phillips Ecology, March 2023). The report concludes that the building offers suitability for roosting bats, and further bat survey works are recommended. These surveys will need to be carried out, and any necessary mitigation detailed, prior to determination.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

Council Ecologist - on further bat survey

The application is accompanied by an Extended Phase 1 Ecological Assessment and Bat Roost Assessment (Phillips Ecology, June 2023). The initial internal and external assessment concluded that the building offers suitability for roosting bats, and further bat survey works were carried out in May and June 2023. These surveys recorded no bats roosting within the site and it is concluded that roosting bats are not currently a constraint. No further ecological survey works is required.

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

Development shall proceed in accordance with the ecological mitigation and enhancement measures within the Extended Phase 1 Ecological Assessment and Bat Roost Assessment (Phillips Ecology, June 2023) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Southern Water

map provided of sewers; exact position must be determined before layout finalised; the gravity foul sewer requires a 3m clearance; no new development or tree planting within 3m of the gravity sewer; no soakaways, swales, ponds, watercourses etc within 5m; all existing infrastructure should be protected during construction

If any other sewer found then must be investigated;

SW can facilitate foul sewerage disposal and formal application required

Building Control should comment on adequacy of soakaways to dispose of surface water;

wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner; reminder that an offence to dispose of any matter likely to injure the sewer or drain or interfere with the free flow of its contents.

Request Informative re means of foul and surface water disposal

Environmental Health

A noise impact assessment dated 8TH February 2023 has been prepared by Airtight Noise Check Limited. The assessment considered noise affecting the future users of the hotel. Specific design mitigation measures are recommended for a combination of glazing configuration and ventilation requirements in areas where exceedance is predicted as a result of road traffic noise. The building is a listed building, and no product details are known at this present time. Based on my review of the submitted noise report, clearly mitigation measures are required to ensure a good standard of internal noise levels is achieved. The report seems to be more focused on safeguarding future users of the facility with very little or no emphasis on the impact of the overall scheme on the wider community including residents within proximity. Section 15 of the report made some reference to plant noise emissions and potential noise; however, I do not consider the section sufficient to make a proper assessment of the impact of plant noise and indeed the overall operations of the hotel. This should be made in accordance with the guidance given in BS4142: 2014.

Based on the submissions, I can advise that should planning permission be granted, the following conditions are recommended with respect to noise/vibration and other environmental nuisance matters: Plant noise condition; odour condition; construction/demolition management; artificial lighting condition. Plus Informative's re Hours of work; bonfires; & dust control (see full response for details)

Hampshire Constabulary

None received

Hampshire Highways

To support this application, a Transport Statement (hereafter, TS) has been submitted, which the Highway Authority have reviewed and have the following comments to make:

Site Location

The proposed development site is a brownfield site previously home to a doctor's surgery and is located within central Emsworth to the north of the High Street.

Sustainable Access

Notes provided re Walking and Cycling/Buses/Rail:

Site Access

Two existing vehicular accesses are present, one from the High Street and the other from the A259 Havant Road. As part of the proposals, the existing High Street access is to be closed, with the footway reinstated and the dropped kerb replaced with full height kerbs. The applicant should be made aware that they will require a S171/184 license to undertake the reinstatement works on the highway. Further information can be found at the following link: [Apply for a vehicular access | Hampshire County Council](https://www.hants.gov.uk/apply-for-a-vehicular-access) (hants.gov.uk).

The Havant Road access is to remain as existing providing access to the parking court area and accommodating the delivery arrangements for the site.

Refuse/Servicing:

Tracking for a delivery vehicle navigating the site access and manoeuvring has been shown within drawing NJC-001. Confirmation is requested as to whether this is the largest vehicle expected to service the site. It is noted that this has not been undertaken at 10mph and should be revised. The Highway Authority have concerns with the tracking shown should vehicles not be parked appropriately within the allocated bays which is likely to be exacerbated once tracking has been undertaken at the required speed.

Refuse collection for the site is to remain as per the existing arrangements, with kerbside collection undertaken along West Street. The bin store can be accessed via the existing pedestrian access along West Street.

Hotel Access

The Highway Authority note that the ramp into the hotel is a 1:15 gradient. It is requested that this is revised to a 1:20 gradient to be DDA compliant.

Parking Provision

No parking has been provided for the café element of the proposals with the intention that future users utilise the existing car parks within Emsworth. Havant Borough Council as the Local Parking Authority should confirm whether these car parks are able to accommodate any additional demand generated by the proposed café. 9 parking spaces (including 1 disabled space) are proposed for the hotel. It is noted that this is a shortfall compared to the requirements as laid out within Havant Borough Council's Parking SPD. As the Local Parking Authority, Havant Borough Council should provide written confirmation as to whether this shortfall in parking would be agreeable.

The Highway Authority have concerns that no consideration has been given towards parking provision for hotel and café staff. The applicant will be required to obtain written confirmation from Havant Borough Council as to whether this lack of parking for employees is acceptable or not.

The dimensions of parking spaces should be confirmed to ensure they comply with standards. It is noted that 2 parking spaces are to be equipped with EV charging points.

The layout of parking spaces is similar to layouts previously agreed by the Highway Authority for previous planning consents at this site that have since been withdrawn.

Cycle Parking:

9 secure cycle spaces are to be provided for the hotel, with an additional 4 cycle spaces to be accessed from West Street. Clarity is requested as to whether this is proposed for the café.

Trip Generation

The TS lays out existing trip generation for the doctor's surgery and proposed trip generation for the hotel utilising the TRICS database. The Highway Authority do not agree with some of the parameters as the inclusion of Scotland and Wales and classifying the site as an 'edge of town site' when the development is located within Central Emsworth. Comparable parameters should be used to the site being proposed. It is requested that revised TRICS data is provided for consideration.

No trip generation has been provided for the café and should be submitted for consideration. Whilst it is agreed that a proportion of trips to the café could be regarded as being secondary trips, it should not be assumed that all trips are secondary, and therefore proposed trip generation should be provided for robustness.

Recommendations

The Highway Authority require the further information requested before a formal recommendation can be made.

Hampshire Highways - on amended/additional information

the applicant has submitted a Supplementary Highway Technical Note which the Highway Authority have reviewed and have the following comments to make.

Refuse/Serviceing

Tracking has now been provided at 10mph for the delivery vehicle as shown within drawing NJC-001 Rev A. Whilst the Highway Authority note that the manoeuvre is tight due to the constraints of the parking area, there is appropriate space for the delivery vehicle to manoeuvre and egress the site in forward gear.

The TN confirms that the delivery vehicle tracked within the aforementioned drawing is the largest to visit the site on a regular basis, however larger vehicles may occasionally service the site. Again, the constraints of the site mean that any maneuvering particularly for a larger vehicle will be tight.

Hotel Access

Following direct discussions with the case officer, the applicant has confirmed that the 1:15 gradient ramp is DDA compliant for up to 333mm of rise. This is noted.

Parking Provision

It has been noted that parking space are 2.4m X 4.8m which are in accordance with Havant Borough Council's Parking SPD.

Cycle Parking:

The Highway Authority understand that the cycle parking to the rear of the cafe is to be utilised by staff or hotel guests, and that no cycle parking is provided for customers of the cafe. It is Havant Borough Council's responsibility as local parking authority to confirm whether these arrangements are acceptable.

Trip Generation

As requested previously, the applicant has now updated the trip generation using TRICS parameters that are more representative of the proposed site. Proposed trip generation has also been provided from the TRICS database for the cafe element of the proposals. The Highway Authority note that the proposed change of use provides a reduction in trips than that of the previous use and are therefore satisfied that the proposed development will not have a detrimental impact on the local highway network.

Having regard to the above, the Highway Authority provide no objection to this planning application subject to the following condition:

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been 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;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions

Landscape Team

Given the development seeks to retain the existing listed building and therefore retains the character of the area we have no landscape objection.

Leisure Officer

None received

Natural England - initial consultation

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have a likely significant effect on designated sites in the Solent, including:

- Solent and Dorset Coast SPA
- Portsmouth Harbour SPA and Ramsar Site
- Chichester and Langstone Harbours SPA
- Solent Maritime SAC
- Solent and Southampton Water SPA

Your Authority will need to undertake a Habitats Regulations Assessment (HRA) to determine whether the proposal is likely to have a significant effect on the sites named above, proceeding to the appropriate assessment stage where significant effects cannot be ruled out

Additional advice

In addition, Natural England would like to advise on the following issue.

Landscape advice

The proposed development is for a site within or close to a nationally designated landscape namely Chichester Harbour Area of Outstanding Natural Beauty (AONB). Natural England does not consider that this application will result in an adverse effect on protected landscape and therefore has no specific comments to make.

However, Natural England advise that great weight is given to advice provided by the Chichester Harbour AONB Board regarding this application

Natural England - on HRA AA**NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of the designated sites in the Solent, including the Portsmouth Harbour Special Protection Area (SPA), Solent and Southampton Water SPA and the Solent Maritime Special Area of Conservation (SAC), through excess nutrient loads and additional recreational impacts.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Appropriate contributions towards the Solent Recreation Mitigation Strategy, known as Bird Aware Solent, are secured
- Nutrient mitigation as set out in the supporting documents is secured to fully offset the nutrient burden arising from this development

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Habitats Regulations Assessment

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal issued in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended), dated 14 June 2023. Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment (HRA) process.

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 all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Water resources

Natural England encourages all redevelopments to adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances. We recommend this figure is appropriately secured with any granting of planning permission.

Norse South East

None received

Nutrient Team

I can confirm there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals.

The applicant should be advised that the Council's strategic mitigation scheme is to be charged at £3,300 per kilogram of nitrogen (as at 1/4/23) which is to be increased annually at the start of the financial year in line with the Cost Price Index. In addition, it should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at:

<https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>

Planning Policy

Policy Status The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan form the development plan for the borough.

In this area, the [Emsworth Neighbourhood Plan](#) also forms part of the development plan.

Proposed Uses

The Emsworth Neighbourhood Plan, through policy C2 supports 'commercial, business and service uses (class E)' on High Street. Policy AL3 of the Local Plan supports main town centre uses, in particular those that generate pedestrian activity.

Policy criterion W2a) of the Emsworth Neighbourhood Plan confirms support for development which would contribute to the range and diversity of Emsworth's tourism and employment activities. This is further supported by policy W4, criterion b), which supports developments which are focussed on further growth of the tourism industry. Similarly, Policy CS5 of the Local Plan also supports proposals that provide hotel accommodation.

The principle of the proposed uses in this location is therefore clearly supported by adopted policy.

Notwithstanding this in principle active support through policy for the proposed use, the adopted Local Plan also includes policy regarding the loss of the last use on the site. This is discussed further below.

Protection of Existing Community Facilities and Shops

Policy DM2 of the adopted plan seeks to protect existing (or sites last used for) community facilities and shops, and both policies set out requirements which applicants must meet before such a loss will be supported.

The supporting text to DM2 explicitly includes health facilities in the uses to which this policy applies (paragraph 10.08). Under this policy, the applicant is required to undertake an active marketing exercise to demonstrate the premises are 'no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community'. In addition, alternative provision of the facility must be demonstrated. The new surgery a very short distance to the north of the application site clearly meets the second criterion.

It is noted that no such marketing was requested under a previous application under reference APP/20/01115, and permission was nevertheless granted. However, this decision took into account emerging policy which relaxed this requirement, but which has since been withdrawn. In addition, the office use proposed through that application did not require permission, since both the former surgery and the office uses fall within the same use class. This is not true of the hotel use now proposed, which requires specific permission for a change of use.

Since the doctors vacated the site, the property has changes hands twice, both times through active marketing of the site. The applicant has provided evidence of the marketing, and has included information on the offers received, which did not include alternative community uses.

Taking into account the combined factors that marketing has taken place, that the doctors' surgery has been replaced nearby and that the proposed use, while not strictly a community use, is an active commercial use providing facilities to the local community, it is considered that the requirements of policy DM2 have been satisfied.

Amenity

Policy DM5 of the Local Plan must be satisfied in regard to amenity considerations in relation to food and drink uses, in particular in relation to noise or odour generating activities and equipment.

Parking

It is noted that onsite parking is proposed, which falls slightly short of the standard required for hotels in the Council's parking SPD. This does not appear to have been specifically justified by the applicant, but it is assumed is determined by the available space on site. Given the location of the development in the town centre, which is both accessible by other modes of transport and has public car parking provision nearby, the amount of parking proposed is considered acceptable in policy terms.

Secure long term cycle parking for staff is provided.

It is noted that short stay cycle parking is proposed within the parking area to the rear. In the interest of promoting sustainable travel, it is suggested that part of this provision would be better located at the front of the property. This would make the provision more obvious to potential users, and also allow cyclists the choice of where to park their bicycles: short term café or hotel bar customers may prefer to park at the front, where they are more likely to arrive, while hotel guests may prefer cycle parking in the car park.

Public Health Team

After reviewing the documents, we have no adverse objections to the planning developments in the area listed in the planning application

SE Hants Clinical Commissioning Group

None received

Southern Gas Network

None received

Waste Strategy Team

None received

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: 46

Number of site notices: 1

Statutory advertisement: 12/05/2023

Number of representations received: 2

Comment	Officer Comment
I'm not sure that yet another Cafe in Emsworth Town centre would be sustainable it would surely compete further with existing businesses. The proposal for a hotel would seem a good one.	Noted - but competition not a valid planning consideration
Comment from Emsworth Residents' Forum: The application to convert the former Emsworth Surgery main building to a hotel and the replacement of its single-storey extension with a new building housing an adjacent café is supported by the Forum, since it accords with the policies in the Neighbourhood Plan focussed on maintaining a vibrant town centre and the further development of tourism facilities, whilst respecting the heritage value of the main building (Policies C2, H1 and W4 refer). We believe that active consideration should be given to the provision of a drop off point on High Street a) for the hotel and restaurant and b) to deliveries for the restaurant. The Neighbourhood Plan sets out a very ambitious vision for a Major Neighbourhood Plan Project for the development of a Havant Road Civic Square. (Neighbourhood Plan Projects p 82) This is a proposal for a major shared space scheme designed to improve the conditions for pedestrians navigating the junction of the A259,	Noted Noted - but not part of the proposal and works to the highway outside scope of this application; further noted that there is already a loading bay opposite the site

North Street and High Street. Such a scheme is a long term proposal, but the narrowing of the carriageway, consequent on the provision of a drop-off zone outside the proposed development would go some way to improving the crossing of High Street for pedestrians as well as contributing to road safety for both pedestrians and other vehicle users, since it would mitigate traffic speeds at that point.	
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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 and use
- (ii) Impact upon Listed Building, Conservation Area and AONB
- (iii) Impact upon neighbouring amenity
- (iv) Access and parking
- (v) Landscape and Ecology
- (vi) Compliance with Habitats Regulations
- (vii) CIL

(i) Principle of development and use

7.2 The application site is located within the urban area, as defined by Policy AL2 of the Havant Borough Local Plan (Allocations) and Policy CS17 of the Core Strategy. Therefore development is considered acceptable in principle, subject to development management criteria. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area. The associated internal and external alterations to the Listed building are considered under APP/23/00250.

7.3 The site falls within Emsworth District Centre and within the Secondary Frontage Area (Policies CS4 and AL3) and the Emsworth Neighbourhood Plan supports commercial, business and service uses on the High Street (Policy C2). The proposed new building would be entirely a commercial cafe i.e. a Class E (b) use, which would provide an active ground floor frontage with traditional shopfront. It's use would compliment and further promote the vitality and viability of Emsworth District Centre in accordance with policies CS4 and AL3, and Emsworth Neighbourhood Plan policy C2.

- 7.4 The main Listed Building on the site, which was last used as a doctors surgery, currently has a lawful Class E (e) use. The proposed hotel use would comprise a C1 use. A small boutique hotel in Emsworth would help support and promote the tourist industry in accordance with policy CS5 of the Core Strategy and also policy W4 of the Emsworth Neighbourhood Plan. However the doctors surgery provided a community facility and as such policy DM2 is engaged which requires a justification for its loss through both a marketing process and alternative provision. The doctors have re-located to the former Victoria Cottage hospital site opposite and evidence of the marketing of the building has been provided - as such both criteria of policy DM2 are considered to have been met.
- 7.5 Overall the proposed uses of a hotel and cafe are considered appropriate to this town centre location and in accordance with relevant policy.

(ii) Impact upon Listed Building, Conservation Area and AONB

- 7.6 The proposed two storey development is almost identical in external design and appearance to that previously approved under APP/20/01115. It would be sited in line with the Listed Building but separated by about 1.2m. It would have a simple white painted render gable end to North Street with traditional shop front, and its height, eaves and fenestration proportions would match the Listed Building and would replace a single storey linked entrance extension that is of no particular merit.
- 7.7 It is considered that the high quality design would compliment the Listed Building and the separation i.e. removal of existing attached side extension, would allow the original architectural and historical significance of the symmetrical front of North Street House to be more clearly viewed and appreciated. The alignment of the siting of the proposed building with the Listed Building is important in the setting relationship between the two buildings and would not dominate or detract the view of the front of the listed building in the wider streetscene from either the north or south. Overall, the siting, simple traditional design and scale of the development, when viewed from the High Street, would not result in any harm to the setting of the Listed Building. For detailed consideration of some matters, such as use of secondary glazing, refer to accompanying Listed Building application APP/23/00250.
- 7.8 In terms of preserving or enhancing the character of the Conservation Area, the proposal would remove the existing unsympathetic single storey building and replace it with a more traditional high quality building which would enhance the visual appearance of the Conservation Area. The site is also within the Chichester Harbour AONB and the Conservancy note there would be little significant visual impact on the wider AONB.
- 7.9 Overall, the removal of old extensions of no merit and their replacement with a new high quality detached building of sympathetic traditional design of matching height and proportions, is considered a visual enhancement to the Conservation Area that would not harm the setting or significance of the Listed Building. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12, and CS16 of the HBLP (Core strategy) and policy DM20 of the HBLP (Allocations).

(iii) Impact upon neighbouring amenity

- 7.10 There are first and second floor flats within Central Buildings to the south of the site, with some windows looking over the site. These generally appear secondary in nature and are already dark with poor outlook due to the presence of adjacent buildings. The existing single storey side building would be replaced with 2 storey so the enclosing and overshadowing effect would increase slightly. Arguably the use of white painted render would help reflect light into the space between the flats and due to orientation the actual additional harm to loss of light or outlook is considered to be marginal.
- 7.11 A Noise Impact Assessment has been submitted, which, as noted by Environmental Health, considers the thermal and noise impact on future users of the hotel, rather than impact of the use on surrounding community and residents. The primary source of noise for future residents would be the road traffic noise, but the report finds that some facades are adequately screened from the traffic noise and could open windows for ventilation; whilst others in the facade facing the road could be fitted with acoustic trickle vents, window vents, or MVHR units if required.
- 7.12 Policy DM5 controls new food and drink development and seeks to protect neighbouring amenity. As a proposed Class E (e) cafe hours of operation are expected to be day time, and any Sui Generis wine bar use, drinking establishment would need a further change of use. In terms of noise or odour impacts on surrounding users these are considered to be limited. The kitchen within the hotel is for staff use only and no food would be served. The cafe layout includes a preparation area only and at this stage it is expected that only tea/coffee and pre-packet snacks would be served. There are currently no proposal for extract ventilation to either the hotel kitchen or cafe preparation area, but these could be conditioned if required in the future. As a result the potential for odour would be limited, and ultimately could be controlled by Environmental Health under their separate legislation.
- 7.13 Other impacts to neighbouring amenity could arise from the demolition of the existing side building, and as such a construction management plan condition is proposed. Overall the proposal is considered to have limited and acceptable impact on adjacent occupiers, would provide suitable levels of amenity for future hotel guests, and with adequate conditions as suggested by Environmental Health, would be considered compliant with adopted policies CS16, DM5, DM10 and DM18.

(iv) Access and parking

- 7.14 The existing surgery has a dropped kerb to North Street for 2 parking spaces. These would be lost and the kerb re-instated. This frontage would then become a seating area serving the new cafe with pedestrian access to the site only. Vehicular access would continue to be taken off the Havant Road (A259) to the rear car park. This is bounded by historic walls and there is no change proposed to the access arrangements. The car park itself would largely remain, providing 9 spaces for a 10 bed hotel. The adopted Parking SPD standards require 1 space per bedroom and thus a shortfall of 1 space is proposed for the hotel use and none for the cafe use. The submitted Transport Assessment justifies this shortfall by noting the availability of nearby car parks; the fact that town centre hotels often don't have parking for each room (and noting precedent set in APP/15/00928); the fact that majority of cafe trips would be secondary rather than primary trips; and that the previous doctors surgery had a shortfall of 15 spaces.

- 7.15 It is noted that the site lies within an accessible town centre location served by bus and train, and staff are likely to be local. A secure cycle store for staff of the hotel and cafe is provided in the alley off West Street. No dedicated customer cycle provision is provided on site, because it was considered the visual impact of modern cycle hoops would detract from the setting and appearance of the LB. Instead it is acknowledged that there are opportunities to secure bikes temporarily nearby, by using the railings around the cafe frontage, or the adjacent street light or road sign.
- 7.16 Overall, given the need to balance the shortfall against the requirement to preserve the LB and its setting, accessible town centre location, and historic shortfall of spaces at the site, then it is considered the level of parking and cycle storage proposed would not result in any additional inconvenience to users of the site or loss of highway amenity.
- 7.17 Hampshire County Council Highways were consulted on the application and following submission of some amended details have confirmed a drop in trip generation having no detrimental impact on the highway network, and adequate tracking for delivery and refuse servicing. As such they raise no objection, but request a construction management condition.
- 7.18 Overall it is considered both highway safety and amenity impacts arising from the proposal are acceptable, and the development meets adopted policy DM14.

(v) Landscape and Ecology

- 7.19 The previous scheme, APP/20/01115, included a green wall on the flank wall of the Central Buildings, which has been omitted in this proposal. Instead the frontage would be hard landscaped with traditional metal railing. Whilst lacking in soft landscaping, nevertheless this traditional hard landscaping would be visually appropriate in the town centre and as a setting for the Listed Building. Importantly the Listed Building would retain its garden area to the north, which appears on historic maps and provides a key setting of the site. As such the landscaping proposal is considered appropriate in principle, subject to details that can be conditioned.
- 7.20 During the course of determining this application an extended phase 1 ecological and bat survey was carried out, updating previous bat surveys on the site. No bats were recorded at the site. To limit any effects on foraging and commuting bats, the report suggests limiting external lighting, as well as other mitigation measures for other species. The Council's Ecologist raises no objection and suggests a condition to ensure the mitigation and enhancement measures in the report are secured.

(v) Compliance with Habitats Regulations

- 7.21 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 (Amendment) (EU Exit) Regulations 2019. The Council's assessment as competent Authority under those 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 Solent European Sites due to both the increase in recreation and the decrease in water quality that would result from the proposed development of a 10 bed hotel.

- 7.22 The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Position Statement on Nutrient Neutral Development.
- 7.23 With respect to the Solent Recreation Mitigation Strategy the applicant has entered into a Unilateral Undertaking and paid the appropriate sum of £4,674.50 to address the potential recreational harm from the new development. Therefore it is considered that the recreational element of the impacts of development have been adequately mitigated against. With respect to the water quality issue and the Councils updated Position Statement, August 2020, the applicant has been able to also enter into the mitigation scheme at Warblington Farm to offset the nitrogen from the development. A Unilateral Undertaking has been received, together with the appropriate contribution of £19,460.00 as nutrient mitigation. This is based on the development achieving a water efficiency of 110 l/p/p/d - but because a hotel has an element of shared facilities this must be achieved by ensuring the fixtures and fittings in non-communal areas complies with the water efficiency levels set out at paragraph 2.26 and Table 1 of the Position Statement, April 2023. A condition is required to ensure these measures are provided as part of the development, and for ongoing compliance.
- 7.24 The Appropriate Assessment concluded that this is 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 and raise no further objection.

(vi) CIL

- 7.25 The proposed hotel and cafe uses are charged at £0 under HBC's current charging schedule, and therefore not CIL liable.

8 Conclusion

- 8.1 The proposed development to enable the Listed Building to be re-used as a 10 bedroomed hotel; and proposed new two storey cafe unit is considered to represent a visually appropriate and sympathetic design that would not harm the setting of the Listed Building and would provide an enhancement to the Conservation Area. In conclusion, having regard to the presumption in favour of sustainable development and the requirements of paragraph 11 of the NPPF, that planning permission should be granted for such development unless any other material considerations indicate otherwise, it is considered that there are public benefits from the environmental, social and economic dimensions that can be captured from this proposal, and as such the proposal does constitute sustainable development.
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9 RECOMMENDATION:

That the Executive Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00249 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:

Site Location Plan and Existing Survey - Drawing Number 01
Proposed Site Plan - Drawing Number 10M
Proposed Ground Floor - Drawing Number 20R
Proposed First Floor - Drawing Number 21R
Proposed Elevations - Drawing Number 40J
Proposed roof Plan - Drawing Number 30C
Planning, Heritage, Design & Access Statement by Robert Tutton Town Planning Consultants Ltd
Noise Impact Assessment by Airtight & Noisecheck Ltd dated 8th February 2023
Transport Statement by Nick Culhane dated November 2022
Supplementary Highway Technical Note by Nick Culhane dated June 2023
Extended Phase 1 Ecological and Bat Roost Assessment by Phillips Ecology dated June 2023
Nutrient Budget Calculator Rev A on Councils website dated 13 June 2013
Marketing Statement by Borland & Borland
Marketing Statement by Medhursts

Reason: To ensure provision of a satisfactory development.

- 3 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 hereby approved cafe development, and the materials to be used for the forecourt hard landscaping, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of all the external materials, window and doors and guttering and down pipes, and slabs for paving. 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.

- 4 No above ground construction works shall take place on the hereby approved cafe building until details of the shop front design, first floor windows, and metal forecourt railings, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include a section at 1:20 of the window and fascia detail and any cornice and corbel detail; stall riser detail and shop display window; door details including materials and colour; and metal railing profile, height and colour. Only the design so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the shop front and forecourt is satisfactory to the setting adjacent a Listed Building and in a Conservation Area, having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The car parking, cycle store, 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. The existing dropped kerb to North Street shall be removed and the kerb re-instated to the satisfaction of the Highway Authority prior to the first use of any part of the hereby approved development.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Development shall proceed in accordance with the ecological mitigation and enhancement measures within the Extended Phase 1 Ecological Assessment and Bat Roost Assessment (Phillips Ecology, June 2023) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework.

- 7 At all times following occupation of the hotel development hereby approved, all sanitary fixtures and fittings which are installed as part of the development hereby permitted shall comply with the water efficiency standards set out in table 1 of the Position Statement and Mitigation Plan for Nutrient Neutral Development (April 2023). 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. 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.

- 8 No development hereby permitted nor any related site clearance shall commence until plans and particulars for a Construction Method Plan/Statement (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following details:
- (a) A programme of phasing of demolition and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Access and egress for plant and machinery;
 - (e) Provision of boundary hoarding to protect pedestrian routes during construction;
 - (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (g) Hours of construction work/operation
 - (h) Means to control dust and emissions to air
 - (i) Means to control noise and vibration

Demolition and construction work shall only take place in accordance with the approved method statement.

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.

- 9 In the event that any means of extraction or mechanical ventilation are required in any part of the hereby approved cafe or hotel, then details of the means of extraction and filtration and/or system of mechanical ventilation shall first be submitted to and approved in writing by the Local Planning Authority. Such details shall include details of the appearance of any external flue(s) or vents, manufacturer's operating instructions, acoustic levels, and a programme of equipment servicing/maintenance shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full before the use hereby permitted first takes place and shall remain operational thereafter.

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