

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturist, Havant Borough Council

No Comment.

Building Control, Havant Borough Council

No adverse comments.

Community Infrastructure, Planning Policy & Urban Design

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

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

(a) Issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, based on the 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-developers>

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Councillor S Milne

No Comment.

Developer Services, Southern Water

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

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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.

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Engineering Services, Havant Council

No Comment.

Environment Agency, Romsey Depot

No Comment.

Environmental Health Manager, Community Group

The amended scheme would not change the risk status of the land, so no objections arise & no conditions or informatives are required.

Pollution Team

I am aware that a potential noise from a sub-station impacting on the proposed residential unit exists within the site's proximity. The applicant submitted a noise report prepared by Airtight Noise check to address issues of low frequency noise. The assessment concludes that the noise from the substation will have a negligible impact on the future occupiers during the day and night-time period. Based on the acoustic parameters and calculations, I agree with the report's conclusions. In terms of

construction activities, I recommend the following condition.

Construction/Management

No development shall commence, including any demolition and site clearance works, until a Construction Management Plan (CMP), to include details of: (a) provision of boundary hoarding; (b) hours of operation; (c) means to control dust and emissions to air; (d) means to control noise and vibration has been submitted to, and approved in writing by, the Local Planning Authority. The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement. Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality.

Officer Comments

A Construction Management Plan was submitted by the Applicant's Agent. The Pollution Team confirmed it is acceptable.

Hampshire Constabulary, Tasking & Co-Ordination Directorate

No Comment.

Highways Development Planning, Strategic Transport, Economy, Transport and Environment Department - 1st comment - Further Information Required

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Whilst visibility splays have been provided in drawing number CFA FULL BS, these are not in accordance with Hampshire County Council Technical Guidance TG3. The applicant should therefore submit vehicular visibility splays and pedestrian intervisibility splays in accordance with HCC TG3. Further information can be found at the following link: TG3 - Stopping Sight Distances and Visibility Splays (hants.gov.uk)

Additionally, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: Apply for a vehicular access | Hampshire County Council (hants.gov.uk). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Officer Comments

The applicant's agent submitted pedestrian intervisibility splays and vehicular visibility splays.

Highways Development Planning, Strategic Transport, Economy, Transport and Environment Department - 2nd Comment - No objection subject to conditions

Thank you for your re consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has now submitted pedestrian intervisibility splays and vehicular visibility splays in accordance with HCC TG3 in drawing CFA FULL BS and CFA FULL 02 respectively. The Highway Authority is satisfied that appropriate visibility can be achieved from this new vehicular access.

The applicant is reminded that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

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

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plans (drawing CFA FULL 02). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

Officer Comments

The above condition is recommended if permission is granted, together with an informative on the decision notice in respect of the need for a dropped kerb.

Natural England, Natural England Consultation Service

Thank you for your consultation on the above dated 27 January 2023 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

DESIGNATED HABITATS SITES – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation. With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Your appropriate assessment dated 26 January 2023, 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.

Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development.

This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development. Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant.

Further Advice

Nutrient Budget – Bespoke Occupancy Figure

We note that an alternative occupancy figure has been used in the nutrient budget calculation. It is Natural England's view that competent authorities may choose to adopt bespoke calculations for detailed planning applications, if sound evidence is available. These are matters for each competent authority.

Natural England's advice is to take a precautionary approach that recognises the uncertainty.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Norse South East, Operations Director

No Comment.

Nutrient Team, Planning Policy

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

The applicant should be advised that the Councils strategic mitigation scheme is to be charged at £3,000 per kilogram of nitrogen (as at 18/11/22) 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/>

Southern Electric plc, Network Investment Team

No Comment.

Waste Strategy Team Leader, Community Group

No Comment.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Consideration for extending yellow lines / parking enforcement at the entrance of Westland Drive. High risk for an accident.	This would be a Hampshire County Council matter.
Please confirm the height of the wall around the property - will it be 6.5ft like the current fence and grave board.	The wall would be the slightly lower than the existing fence
Overlooking concerns	Please see Section 7.
Reduce light	
Parking and access concerns	
Construction works very noisy and works on evenings and weekends	This would be covered under Environmental Health legislation and a Construction Management Plan has been agreed

7 **Planning Considerations**

7.1 **Habitat Regulations Assessment & Appropriate Assessment**

The Council, as competent authority under Regulation 63(1)(a) of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), has conducted a Habitats Regulations Assessment (HA) of the proposed development.

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 pSPA 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 confirmed that they agree with the findings of the assessment. The applicant has entered into a legal agreement to secure the mitigation packages.

- 7.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon existing and further residents
- (iv) Parking & Access matters
- (v) Impact on Trees
- (vii) Drainage Implications
- (vi) Community Infrastructure Levy

- (i) Principle of development

- 7.3 The application site is situated within an urban area where further development is considered acceptable in principle, subject to the usual development control criteria. Furthermore, the principle of residential development on the site has already been found acceptable by the granted planning permission APP/20/00551 for one dwelling.

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

- 7.4 The proposal lies within a mainly residential area. The development would be sited to the east of Westland Drive, within its existing garden, at the corner with Stakes Hill Road. The host dwelling is on a deeper and wider plot, than the application site, which is narrower and oblong in shape, with an existing electricity sub-station fronting Westland Drive to the north. Bin and cycle storage would be to the south of the sub station. A new access is proposed onto Westland Drive to the east of the sub-station. Along the boundaries of the plot is a 1.8m high close boarded timber fencing, with some tree and vegetation along the eastern and southern boundaries.
- 7.5 The proposal is for a two storey, three bedroom house, with a pitch roof, with a height of 7.7m. The material proposal would be brick and render with concrete tiles. The design is traditional in nature, which would be in keeping with the residential character of the area.
- 7.6 Whilst the proposal would utilise part of the garden area of 1 Westland Drive, due to the 1.8m high fencing around the plot and existing vegetation and trees its appearance is not that of an open area. The proposal would be closer to the road, than other development within Westland Drive. However, the proposal would be in line with development to the south which is of a similar traditional design and on balance, would be in keeping with the character and appearance of the area and accord with Policy CS16 of the Havant Borough Core Strategy (2011).

(iii) Impact upon residential amenity

- 7.7 The proposal would be sited in the side garden of 1 Westland Drive. The existing rear garden of the host dwelling is approximately 7.6m in length, which falls below the 10m depth normally required by Havant's Design Guide SPD. However, the host dwelling would retain a garden area to the side of approximately 13.8m in length, with a width of approximately 8.5m. Therefore, it is considered that the host dwelling would retain an appropriately sized garden area in accordance with Havant's Design Guide SPD.
- 7.8 Due to the road layout which curves to the south leading up to Stakes Hill Road and the narrower and oblong nature of the site, the host dwelling is further forward than the proposal. The separation distance to the flank wall of the host dwelling would be approximately 16m. There are two windows on the flank wall of the host dwelling at ground floor level, with a 1.8m fence along the western boundary.
- 7.9 The proposal would be two storey with the access to the property on the west elevation. At first floor on this elevation there would be one window which would service an en-suite, which would be obscurely glazed. Therefore, there would be no overlooking of the host garden to the west, or to development to the south. Due to the separation distance of the proposal to the host dwelling (ie 16m) the development would not appear to be over bearing or dominant.
- 7.10 As to space around the proposal, to the north there would be a gap of 1m and to the south this would be 1.4m with a rear garden length of between 11m to 14m. This would be in general conformity with Havant's Design Guide SPD. The rear garden would back onto Stakes Hill Road, which would be reflective of development to the north, with a 1.8m wooden fence along the boundary.
- 7.11 There is an existing electricity sub-station to the front of the dwelling, which would be approximately 4m to the west of the front of the dwelling. Scottish and Southern Electricity Networks commented on the application referring to plans. This has been

added as an informative for the applicant's attention. Environmental Health commented on the application agreeing with the 'Acoustic Testing Report'. They suggested a Construction Environmental Management Plan to be provided to ensure the development would be carried out appropriately. This was provided by the applicant's agent in which Environmental Health raised no objection. Compliance with the Acoustic Testing Report and Construction Environmental Management Plan has been recommended in the form of conditions.

- 7.12 On the south elevation of the proposal at first floor there would be one window serving a bathroom which would be obscurely glazed. As to the dwelling to the south (No.1 Athens Way) there is a first floor window to a landing and one on the ground floor, with a 1.8m wooden fence in between. Although the proposed dwelling would be closer than the previous approval under APP/20/00551 due to a separation distance of approximately 2.5m at single storey level and 5m at two storey level and the orientation of the proposal to the north, the development should not materially impact on the residential amenity of the property to the south.
- 7.13 As to development on the opposite site of Westland Drive, due to the separation distance of approximately 19m, the proposal would not significantly impact on the residential amenity of the occupiers of these properties. Furthermore, the windows from the dwellinghouse would face out onto the front gardens of the properties along Westland Drive, not their private amenity space. However, in the interest of neighbouring residential amenity, it is recommended that permitted development rights as to extensions to the dwelling and the erection of outbuildings are removed.
- 7.14 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking & Access matters

- 7.15 A new vehicular access is proposed onto Westland Drive, to the east of the sub-station. The Highway Authority was consulted over the proposal and following amended plans has raised no objection, subject to a condition that secure the construction of the access, including the footway and/or verge crossing being provided before occupation and that the lines of sight splays are kept free of any obstruction exceeding 600mm in height adjacent carriageway and shall be subsequently maintained so thereafter. A Condition to this effect has been recommended.
- 7.16 Two car parking spaces and cycle racks would be provided for this three bedroom dwelling, which would accord with the requirements of Havant's Car Parking SPD and Policy DM13 of the Havant Borough Council Core Strategy (2011).

(v) Impact on Trees

- 7.17 The Arboricultural Officer did not comment on the application. Due to the minor difference from APP/20/00551 it is considered to be acceptable on tree impact terms. A condition to accord with the submitted Arboricultural Method Statement has been recommended.

(vi) Drainage Implications

- 7.18 Southern Water commented on the application stating the Council's Building Control

officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. This was passed onto Building Control Team who did not comment. That said, drainage for the site would fall under the remit of Building Control. Condition 7 imposed on APP/20/00551 has not been recommended to this decision as this would fall under the remit of Building Control.

(vi) Community Infrastructure Levy

7.19 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 Waterlooville.

7.20 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 dwelling has been calculated by the agent as 128 sqm, which would be £16,228.57.

8 Conclusion

8.1 The proposal would not be out of keeping with the character and appearance of the area, or adversely affect the amenity of existing and future residents. The proposal would also be acceptable in highways, and Arboricultural terms and the appropriate mitigation secured in respect of nitrates and the SRMS. The recommendation is conditional planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00009

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:

Location Plan, Block Plan, Proposed Floor Plans and Elevations
Proposed Elevations and Parking Plan
Proposed Foul and Surface Water Drainage

Tree Plan
Arboricultural Method Statement
Pedestrian Visibility Splays
3D Images
Visibility Splays
Havant Occupancy Calculator
Solent Nutrient Budget Calculator
Materials Schedule for Development
Noise Impact Assessment
Desktop Study Report
Materials
Site Investigation Report
CEMP

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 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plans (drawing CFA FULL 02). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

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

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the first floor on the south and west elevation facing shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions to the main dwelling or outbuildings shall be constructed within the curtilage of the site or any roof alterations made (including the provision of roof light windows) without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and to ensure adequate parking provision having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The development hereby approved shall be undertaken in accordance with the Arboricultural Method Statement produced by Bernie Harverson, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 9 The fencing along the boundaries of the site shall be retained and maintained at a height of 1.8m, unless otherwise agreed in writing with the Local Planning Authority.

Reason In the interest of the amenity of the area having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The development hereby approved shall be undertaken in accordance Noise Impact Assessment produced by Airtight and Noisecheck Limited dated 21st June 2021 and retained as such.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

11

The development hereby permitted shall not be occupied until:

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

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty

as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 12 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. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011

- 13 The development hereby approved shall be in accordance with the Construction Environmental Management Plan (23/02/2023) unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality.

- 14 Prior to occupation of the development hereby permitted a report shall be submitted to the Local Planning Authority in writing to confirm that the measurements employed with regard to the building envelope, including fenestration and ventilation, for this residential unit, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. Similarly, for traditional external areas that are used for personal amenity space, such as gardens and patios the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.