
Site Address:	62 Havant Road, Emsworth, PO10 7JG		
Proposal:	Erection of 1No. 3 bed detached dwelling with access from Beach Road.		
Application No:	APP/20/01025	Expiry Date:	08/01/2021
Applicant:	Mr Evans		
Agent:	Mr Butt	Case Officer:	Lesley Wells
	Now Chartered Surveyors		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises part of the rear garden of 62 Havant Road, with the western boundary being adjacent to Beach Road. The existing property and surrounding area is defined by large 2 storey properties, which are of red multibrick and tiled roofs. There are also some recent infill residential properties which have been built in the area. The land is level with boundaries around the site of brick/brick and flint walls and fencing; with the existing garage accessed from Beach Road in the south west of the site.

The site falls within Flood Zone 1, with a site area of approximately 0.05 hectares.

2 Planning History

APP/19/00432 - Erection of 1No. 4 bed detached dwelling with access from Beach Road., REF,11/07/2019

3 Proposal

Erection of 1No. 3 bedroom, two bathroom chalet style detached bungalow, with two dormers to the front in the rear garden of 62 Havant Road, with use of an existing access off Beach Road and on site parking.

A previous proposal for a 4 bed detached dwelling on the site was refused under reference APP/19/00432 for the following reasons:

" 1 The proposed dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area conflicting with the established pattern of development and spatial characteristics and setting of the street scene of Beach Road. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2018.

2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring property of 60 Havant Road. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

3 In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas due to the increase in recreation as a result of the development, and so is contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM24 of the Havant Borough Local Plan (Allocations) 2014, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017."

The current proposal seeks to address the above reasons for refusal.

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

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

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Pre Submission Local Plan 2036

E22	(Amenity and pollution)
E20	(Drainage infrastructure in new development)
E2	(Health and wellbeing)
E1*	(High quality design)
H1*	(High quality new homes)
E3	(Landscape and settlement boundaries)
E12	(Low carbon design)
E12	(Low carbon design)
E15	(Protected species)
E16	(Solent Special Protection Areas)
IN3	(Transport and parking in new development)
E18	(Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_M1	(Cycle Storage Provision)
ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)

ENP_L1 (General Housing Policy)
ENP_D2 (Height, Mass & Materials)
ENP_L2 (Housing Mix)
ENP_D3 (Layout, Form & Density)
ENP_D7 (Mitigate Light Pollution)

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Regulation consent needed for this work

Location of solid waste storage bins is not shown

Side elevation (adj 62 Havant Road) boundary can not be less than the 1m shown due to windows on this elevation and possible fire risk under AD B

Means of escape required from each bedroom (openings not clear)

Officer comment: an amended plan has been submitted showing the location of the waste storage bins. A 1m distance from boundary with 62 Havant Road is shown on the plans. The other matter raised will be dealt with via a Building Regulations application. A pre-commencement condition regarding drainage has been agreed with the applicant's agent.

Community Infrastructure, Planning Policy & Urban Design

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.
The Applicant has applied for self build relief. However, the claim form is incomplete at this stage.

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 net additional dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateralundertaking-solent-recreation-mitigation-strategy>.

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

Councillor Julie Thain-Smith

No comment received.

Councillor Lulu Bowerman

No comment received.

Councillor R Kennett

No comment received.

Crime Prevention -Minor Apps

No comment received.

Hampshire Highways - 1st Comment - Further Information Required.

The applicant is proposing to utilise the existing dropped kerb on Beach Road to provide vehicular access to the new property. The design and access statement does not comment on the parking provision associated with the new dwelling but, based on the existing location plan and block plan, it appears that 4 spaces will be provided. In their capacity as local parking authority, Havant Borough Council should confirm whether this meets adopted parking standards.

Based on the location and block plan, a new access will be provided to the west of the new property. It is unclear why this new access is being provided given the existing access to the south. The Highway Authority therefore require clarity on this matter.

The plan also notes that the existing access on the corner of Havant Road/Beach Road will be closed and replaced with a new access onto Beach Road to serve Number 62. Whilst the Highway Authority acknowledges that this would act as a betterment over the existing access located on the junction, the new access appears to remove two of the existing parking spaces. The applicant should therefore clarify the parking needs of the development and clearly demonstrate the access strategy for both properties, including when the new accesses would be constructed.

The applicant should note that any new dropped kerbs will require a Section 171 license, further details of which are available via the following link:
<https://www.hants.gov.uk/transport/licencesandpermits/roadopening>.

Officer comment: the agent has confirmed that the existing access to 62 will remain, with no new access proposed for the proposal. The Highway Authority has been advised accordingly, but no further comment received.

Natural England Government Team - No Objection

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

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. Please find comments on the mitigation below.

Solent Recreation Mitigation Strategy

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

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

Deterioration of the water environment

The nutrient budget has been calculated in line with Natural England's Advice on Achieving Nutrient Neutrality in the Solent (version 5 June 2020). Provided the competent authority is assured and satisfied that the site areas used in the calculation are correct and that the existing land uses are appropriately precautionary, then Natural England raises no concerns with regard to the nutrient budget.

Please note the calculation is based on all wastewater from the development being treated at Thornham WwTWs. If this situation changes, a reassessment of the nutrient calculation will be required and a revised Habitats Regulations Assessment will be necessary.

In line with Natural England's advice, it is noted that a planning condition will be imposed on any permission to secure that the dwellings shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.

It is noted that the approach to address the positive nitrogen budget for this development is via Havant Borough Council's mitigation scheme. We welcome and support this initiative which has scope for nutrient offsetting and biodiversity gain.

Natural England has reviewed the Position Statement and Mitigation Plan for Nutrient Neutrality Development (August 2020) and Warblington Farm Study Evidence Base (Ricardo, June 2020). Natural England concurs with the conclusion of this work that this scheme will deliver effective mitigation for developments draining to Budd's Farm WwTW and Thornham WwTW.

The nitrogen capacity of the land and proposed management of the offsetting land has been discussed and agreed. It is understood that this has been secured through legal agreements to ensure that effective mitigation is delivered for the lifetime of the development. It is also understood that a system has been set up to monitor the developments using the mitigation scheme to ensure there is capacity available for each scheme. Provided this is the case and the long term management of the mitigation scheme is monitored by the local planning authority, as competent authority, to ensure effective mitigation for the lifetime of the development, Natural England raises no further concerns.

It is for the competent authority to determine the importance of timing issues for each development, depending on location and form of mitigation applied. Given the close proximity of the mitigation land to designated sites, Natural England is not expecting any significant timing issues in this case, provided the land is brought into appropriate management at the earliest opportunity. In considering the significance of timing issues within an appropriate assessment competent authorities should take account of the average time taken from the removal of agricultural activities to first occupation and rate of completions for each development. Provided the local planning authority is satisfied that timely mitigation can be delivered in this case, Natural England raises no further comments for consideration.

Nutrients Team - No Objection

I can confirm there is sufficient capacity within the Council's mitigation scheme for planning application APP/20/01025.

Public Spaces

No comment received.

Waste Services Manager

No comment 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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Parking difficulties would be exacerbate on Beach Road for residents.	See Section 7 below.
No 62 uses the existing access to the rear.	This will continue to be the case.
Poses a risk to emergency vehicles and access to properties along the road	See Section 7 below
Proposal excessively large.	
Loss of an open space - adverse impact on nature and character of area	
Clear intention to making profit, at the expense of the established area.	Making a profit is not a material planning consideration.

7 Planning Considerations**Appropriate Assessment (AA)**

The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. 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 European Sites due to both the increase in recreation and the decrease in water quality that would be the result of the proposed development.

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. The applicant has

entered into a legal agreement to secure the mitigation packages.

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. Unilateral Undertakings have been completed and returned for the Solent Mitigation Recreation Strategy and for the nutrient mitigation package.

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 residential amenity
- (iv) Highway & Parking
- (v) Developer Contributions & CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The addition of a new dwelling in such a location would make a contribution, albeit a very modest one, to the Council's overall housing requirements. The updated NPPF 2019 continues to have a presumption in favour of sustainable development, whilst noting that good design is a key aspect of sustainable development. The creation of high quality buildings and places is a fundamental aim and paragraph 130 notes that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area...".

It should also be noted that the Council has a Submission Havant Borough Local Plan 2036. Whilst this plan currently has limited weight in decision making, it must be noted that the emerging policies place a greater emphasis on achieving high quality design with particular reference to the standard of living for future occupiers. Emerging policy H1 introduces the nationally described space standards and re-iterates the need for sufficient and functional outdoor amenity space to support physical and mental health and wellbeing. Additionally, other relevant emerging policies include E1 High Quality Design, E2 Health and wellbeing and E22 Amenity and pollution.

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

The site is located in a mainly residential area of detached property in reasonably sized plots. The proposal would be sited in the rear garden of 62 Havant Road, with access off, an existing access onto Beach Road.

The proposal is a traditional style chalet detached bungalow with a pitched roof. There would be two dormers to the front which two rooflights to the rear. The materials for the bungalow would be brick and rendered, with a slate roof. The height of the bungalow would be approximately 7m, with a floor area of approximately 8.7m by 9.1m. On the ground floor would be a lounge, living room, family/kitchen area, with a unity and shower room, with three bedrooms, an ensuite and bathroom on the first floor. The main garden area would be to the south, with a garden in excess of 10m. To the rear of the proposal would be a separation distance of 3m, from the eastern

boundary wall

The proposal would be an infill development, reflective of development that has been erected opposite. The proposal would be in keeping with the character and appearance of the area having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) (HBLPCS).

(iii) Impact upon residential amenity

The dormer windows would look out onto Beach Road, with a minimum separation distance of 12m to the property on the other side of the road. Any overlooking would be to front gardens, not private amenity space, which is to be expected in a residential area.

There would be one high level window to the rear on the ground floor, which would be obscurely glazed, which would service a shower room. In the rear pitched roof there would be two roof lights, which would serve a bathroom and an en-suite, which would be conditioned to be obscurely glazed. The separation from the eastern boundary would be 3m. Due to the design of the proposal, scale and the separation distance, the development would not adversely impact the amenity of the occupiers of the property to the east, by reason of loss of privacy, overlooking, scale or bulk.

As to the host dwelling, this would retain a rear garden in excess of 10m, with a 1.8m wooden fence along the rear boundary. As to windows on the north elevation of the proposal, this would be limited to one high level window at ground floor which would service a utility room and one long oblong window to service the stairs. It is recommended that the latter window be obscurely glazed to prevent overlooking into the host dwelling private amenity space.

With regard to the south, there is an existing two storey building in the south-east corner, with a 1.8m brick and fence wall along the southern boundary with No. 2 Beach Road. The only windows on the flank elevation of No. 2 Beach Road, is two windows at ground floor.

On the south elevation of the proposal there would be a window and glazed folding doors at ground floor. On the first floor there would be one window which would service a bedroom. There would be a separation distance of approximately 19m with No. 2 Beach Road. Due to the separation distance and the lack of first floor windows in the flank elevation of No. 2 Beach Road, the proposal would not adverse impact on the residential amenity of the occupiers of this property. However, in the interest of neighbouring residential amenity, it is recommended that permitted development rights as to extensions, alterations to the roof to the dwelling and the erection of outbuildings are removed.

The proposal accords with Policy CS16 of the HBLPCS.

(iv) Highways & Parking

The proposal initially sought to create a new access onto Beach Road, with host dwelling's access blocked off. The Highway Authority did not raise any issues on highway safety grounds, but sought additional information on the provision of the new access, which was subsequently deleted from the proposal. The applicant's agent has confirmed that the existing access, at the junction of Havant Road and Beach Road is to be retained, along with four car parking spaces for the host dwelling.

The proposal will utilise an existing access, with no changes proposed.

The proposal is for a 3 bed dwelling. Consequently there is a requirement for two off road parking spaces to meet the requirement of the Borough's Parking SPD. This is achieved on site and the proposal accords with Policy DM13 of the HBLPCS and Havant's Car Parking SPD. Cycle storage would be accommodated within an existing building in the south east corner of the site.

(v) Developer Contributions & CIL

The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). 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 (as defined in the applications HRA) due to both the increase in recreation and the decrease in water quality that would be a result of the proposed development.

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 and Mitigation Plan for Nutrient Neutral Development. The applicant entered into legal agreements to secure the mitigation packages, with the mitigation payments received.

The Appropriate Assessment concluded that the avoidance and mitigation packages are sufficient to remove the significant effects on 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 legal agreements to secure the mitigation packages, with the mitigation payments received.

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 £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Emsworth.

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 131 sqm, which would be £19,474.55. Exemption is being claimed.

8 Conclusion

The proposal addresses the previous reasons for refusal of planning permission for a

dwelling on the site, due to a reduction in size, scale and massing of the development. The proposal would be a modest addition to the Council's housing stock with the necessary mitigation packages provided for the SRMS and for neutral nitrogen development. The development would not adversely impact on the appearance of the area or residential amenity and is acceptable in highway terms. The recommendation is conditional planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01025 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:

Email dated 27/1/21
Email dated 23/2/21
Block & Site Plan - Drawing No. HR 01E
Proposed Floor Plan - Drawing No. HR02E
Proposed Elevations - Drawing No. HR03E
Section AA - Drawing No. HR05C
Section BB - Drawing No. HR06B

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 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 side elevation facing north, the rooflights on the rear roof facing east and the ground floor window on the rear elevation facing east 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions to the dwelling the subject of the permission or the 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.

- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

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

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was

carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E12 and E14 of the Pre-Submission Havant Borough Local Plan.

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

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