
Site Address: 11 West Haye Road, Hayling Island, PO11 9RN
Proposal: Division of site into two to allow the construction of a three bedroomed detached bungalow to the rear. Partial demolition and remodelling of front property.
Application No: APP/20/01219 Expiry Date: 12/02/2021
Applicant: Mr & Mrs Griffiths
Agent: Mr Murray Case Officer: Jane Burton
I J Murray Associates Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

11 West Haye Road is an extended detached bungalow with habitable accommodation in the roof space, constructed of brick and tile. The property is set back from the road with parking to the front. The rear garden is approximately 35m in depth, mainly laid to lawn, with a summerhouse structure to the rear. The site is relatively level. No.11 West Haye Road is adjacent to no.9 West Road to the west which is a bungalow, and to the rear of no.9 a recently constructed new single storey dwelling (planning permission ref.APP/18/00519). The site is adjacent to no.13 West Haye Road which is a 2 storey dwelling to the east, and shares a rear boundary with No.18 Eastoke Avenue to the north. The street contains a mix of bungalows, chalet bungalows and two storey detached dwellings with some variety in design.

2 Planning History

No relevant history.

3.Proposal

The proposal is the division of site into two and construction of a three bedroomed detached bungalow and new garage to the rear. The proposal is also the partial demolition and remodelling/extension of the existing dwelling.

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)
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)

Submission Version Havant Local Plan

E1*	(High quality design)
H1*	(High quality new homes)
E14	(The Local Ecological Network)
EX1	(EX1 Water Quality impact on the Solent European Sites)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received

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 <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 Leah Turner - Hayling East

No comments received

Councillor M Wilson - Hayling West Ward

No comments received

Councillor R Raines - Hayling East

No comments received

Crime Prevention -Minor Apps

No response received

Hampshire Highways

Original comments:

The Highways Authority requires the applicant to provide tracking that demonstrates sufficient space to the new bungalow for a vehicle to turn and egress in forward gear.

Further to the submission of further information/tracking information:

No objection raised.

Landscape Team, Havant Borough Council

No adverse comments.

Natural England Government Team

Thank you for consulting Natural England on the updated Habitats Regulations Assessment and Appropriate Assessment for the above application.

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 Budds Farm 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.

Nutrient Team, Planning Policy

I can confirm there is sufficient capacity within the Council's mitigation scheme for planning application APP/20/01219.

Waste Services Manager

No response 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Looking at the plans we have no major issues with it as long as the drive is 'as per plan submitted' as it won't impact on us from noise of cars etc. It will of course ruin our outlook from our garden of sky trees etc which is a great shame. In general though all these fill ins on peoples gardens must affect natural drainage, more noise, usually 2 more cars and the infrastructure of the island is under increased pressure. I know there is a bungalow behind us but we know and accepted that when we purchased ours. Just our points of view for the planners.	See planning assessment below.

7 **Planning Considerations**

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

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Developer contributions and other matters

(i) Principle of development

The application site is situated within an urban area as defined by policy CS17 where further development is considered acceptable subject to the usual development control criteria. The updated National Planning Policy Framework (NPPF) continues to have a presumption in favour of sustainable development whilst noting that good design is a key aspect of sustainable development. It is noted that the Council's Housing Land Supply update as of December 2020 indicates that the Council cannot currently demonstrate a five year housing land supply. The proposal would lead to one net additional unit, which would make a very modest contribution to the housing land supply, but to which some weight should be given in the planning balance.

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

The proposed dwelling house would be modest in size and height (approximately 4.2m to the ridge), lower in height than the existing no.11 and adjacent new built dwelling to the rear of no.9 West Haye Lane. The proposed building would not appear overly dominant in the street scene of West Haye Road. There is some variety in plot size in the vicinity and some backland development in the area, including that at the immediately adjacent no.9.

Overall whilst there would be some impact, the subdivision of the plot, in this instance this is not considered to result in an unacceptable impact on the character of the area. No objection has been received from HBC Landscape team.

The design and appearance and layout of the proposed building and garage is considered to be acceptable in the locality, and has similarities to the new dwelling to the rear of no.9. There would be a separation distance of approximately 13.5m between the proposed single storey extension of the existing no.11 which is less than the recommended back to back distance in the Borough Design Guide, however the development is single storey rather than 2 storey and thus the distance considered to be acceptable in this instance. The amenity space of the existing and proposed dwellings would be approximately 11m and 10m depth respectively which accords with the guidance in the Borough Design Guide. The proposal is on balance considered to be acceptable having regard to policy CS16 of the HBC LP (CS).

The proposal also includes works to the existing no.11 to include the demolition of the existing garage room extension to allow for a driveway to the proposed dwelling, and part demolition of the existing side and rear extensions and rebuild flat roofed extensions, including alterations to fenestration. New roof windows are proposed to the front and rear. The main alterations are largely to the side and rear and not considered to have an unacceptable impact on the character of the area.

The application proposes white rendered blockwork, slate/slate effect tiles, and grey window frames to both the existing house and the proposed dwelling to the rear. It is noted that the new dwelling to the rear of no.9 has a grey roof tile, and the existing no.9 is finished in white render. Overall, it is considered that the proposed materials would be acceptable in the locality, however, a condition is recommended requesting a full material specification/samples to be submitted to ensure the finished appearance is satisfactory.

(iii) Impact upon residential amenity

The dwellings most likely to be impacted on by the proposed development are the neighbouring no.11, no.9 and no 13 West Haye Road, and no.18 Eastoke Avenue to the north, as well as the immediate neighbouring new dwelling to the rear of no.9 West Haye Road.

No.11 is the existing dwelling on the site. This property would be altered in order to accommodate the new access by removing an existing side extension. A plan has been provided to show how this would be achieved. The existing dwelling would retain an acceptable amenity space with a rear garden of approximately 11m depth and front car parking. There would be an impact from the use of the proposed access in terms of vehicular movements/disturbance to the existing dwelling and to no.13 to the east given the position of the access road. However, on balance given the limited use of the proposed access associated with one dwelling to the rear it is not considered that a refusal of planning permission based on the additional impact could be sustained in this occasion and the layout is similar to that approved for the new dwelling at the adjacent no.9 West Haye Road. However, due to the potential impact of noise caused by a gravel driveway, it is considered that the material for the proposed driveway to the new dwelling should be re-considered to reduce noise to the minimum - e.g. bound concrete was agreed upon under planning approval ref.APP/18/00519 at no.9 West Haye Road rather than gravel taking this into account.

The proposal would impact on outlook from the existing no.11 as well as no.9 and no.13, however given its design and single storey height, it is not considered that the proposal would have an unacceptable impact on outlook, nor would be overbearing, nor result in a level of overlooking into neighbouring properties to warrant the refusal of the application. The proposed dwelling would be closest to the dwelling to rear of no.9, however there are no windows on the facing elevation of the dwelling at no.9 (an entrance door only), and the proposed dwelling under this application proposes ensuite windows only on the elevation facing the new dwelling at no.9 which can be conditioned to be obscure glazed only. There is one rooflight in the proposed dwelling on the east facing elevation however the applicant has confirmed that this is to provide light to the hall way and is in the ceiling well above 1.7m above finished floor level. The proposed garage to the rear of the site would be adjacent to the boundaries of no.13 West Haye Road, and no.18 Eastoke Avenue, however this would be hipped roofed to a max height of 3m, overall not considered to have an unacceptable impact on these neighbours. Coupled with the screening between the properties it is considered that privacy levels would be maintained between the neighbours. In order to ensure that no roof alterations and subsequent windows are installed on the property which could have an adverse impact it is recommended that a condition removing permitted development rights is attached, to ensure that the LPA retain control over the future development on this site and any potential amenity impacts.

The proposals to the existing dwelling include alterations to the side and rear of the dwelling. To the east facing elevation (facing toward no.13 West Haye Road), the alterations would result in 3 new windows to serve 2 x bathrooms and a study. There is a wall, car port and garage at no.13 closest to the proposed alterations. Due to the single storey height and boundary treatment between the properties it is not considered that an unacceptable loss of privacy would result. It is recommended that any proposed bathroom/ensuite windows are obscure glazed by condition given the position adjacent to the access drive. It is recommended that full details of all proposed boundary treatments are required by condition to ensure they are satisfactory. To the west facing elevation (facing toward no.9 West Haye Road), the alterations include 2 x small side GF side windows (porthole windows), not considered to result in unacceptable overlooking. The rear extension would be single storey and at sufficient distance that no unacceptable overbearing or overshadowing impact would result. The roof lights shown on the proposed plans on the sides of the roof slope at no.11 are existing windows serving bedroom accommodation in the roofspace. Windows to the front and rear roofslopes are shown on the submitted sections to be high level only and thus no unacceptable overlooking/loss of privacy would result.

In terms of the living conditions of future occupiers of the dwelling the proposed GIA is considered to be acceptable for a 3 bed, 5 person dwelling and an adequate depth rear garden is provided. The south facing bedroom window lacks a view, but outlook and light sources to habitable rooms are not considered unacceptable. Due to the height of the proposed development and relationships with neighbours, it is not considered that the new dwelling would be unacceptably over-looked by the neighbouring dwellings. No 11 has the potential to over-look the new dwellinghouse to a modest level taking into account the separation and screening indicated between the dwellings; however whilst the new property would be subject to a degree of overlooking, this is to be expected in a built up area and it would nevertheless benefit from a reasonable level of private amenity space to the north of the property. To prevent unacceptable overlooking in the future it is recommended that permitted development rights for roof extensions and alterations are removed for the existing no.11 West Haye Road.

Overall it is considered therefore that the impact on the development is acceptable in terms of the amenities of future residents having regard to policy CS9 and CS16 of the HBC LP (CS).

Overall the proposal is not considered to have an unacceptable impact on residential amenity having regard to policy CS9 and CS16 of the HBC LP (CS).

(iv) Highways and parking

Both the new dwelling and No 11 West Hays Road would retain the required parking allowance in order to comply with the Borough's Parking SPD (3 bedroom and 4 bedroom requiring 2 and 3 car parking spaces respectively). Following the submission of further information re tracking/turning during the course of the application the highways authority raise no objection to the proposal in terms of the safety and free flow of traffic of the highway network. The position of a cycle store building is indicated on revised plans. As such subject to condition to ensure the car parking and cycle parking storage provision is provided the proposal is considered to accord with policy DM13 of the HBC LP (CS).

(vi) Developer Contributions and other matters

The application has also been assessed under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations). The proposal would lead to a net increase in population, which would be likely to lead to a significant effect (as described in Regulation 61(1) (a) of the Habitats Regulations) on the Chichester and Langstone Harbours Special Protection Areas (SPA) and Solent Maritime Special Area of Conservation (SAC) which are European sites. Furthermore the development is not necessary for the management of the European sites

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 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. 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 application submission indicated a willingness to enter into a legal agreement to secure the mitigation packages, and the contributions and deeds in respect to both requirements have now been received.

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. As such, given the securing of appropriate mitigation packages, and subject to condition being attached 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, the proposal is considered to be acceptable having regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the HBC (CS) 2011, Policy DM24 of the HBC LP (Allocations) and emerging policies E14, EX1 and E12.

The development is CIL liable and the assumption of liability has been submitted.

It is recommended that details of drainage are secured by condition.

8 Conclusion

- 8.1 The proposed scheme for extensions/alterations to the existing dwelling, and an additional dwelling in the rear amenity space of No 11 is acceptable in principle, and will make a modest contribution to the Council's housing requirements. Subject to appropriate conditions it is not considered that it will give rise to any acceptable amenity issues and is acceptable in highway terms. The proposal is therefore considered to accord with the relevant Local Plan and Allocations Plan policies and the guidance set out in the Borough Design Guide SPD, Parking SPD and the NPPF. It is therefore recommended that planning permission is granted.

9 RECOMMENDATION:

- 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:

A111.1 (Location Plan and Proposed Site Plan) received 17.03.21

A125 (Site Plan 1:200) received 17.03.21

A121.1 (Proposed Bungalow Floor Plans) received 17.03.21

A122 (Proposed Bungalow Elevations) received 18.12.20

A123 (Proposed Bungalow 3D Views) received 18.12.20

A112 (Proposed Floor Plans - Existing dwelling) received 18.12.20

A113 (Proposed Elevations - Existing dwelling) received 18.12.20

A115 (Proposed Master Suite Callout/Sections - Existing dwelling) received 18.12.20

A116 (Proposed Site Sections) received 18.12.20

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

- 4 Notwithstanding the details submitted in the application no above ground construction works shall take place until details of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The proposed new dwelling hereby permitted shall not be first occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

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

- 5 The new dwelling hereby permitted shall not be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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, as amended, no extension or building alteration permitted by Part 1 Classes A, B, C and E shall be constructed within the curtilage of the new dwelling hereby approved, and no extension or building alteration permitted by Part 1 Classes AA, B and C shall be constructed within the curtilage of the existing dwelling (no.11 West Haye Road) without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of neighbouring residents 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 2015, prior to first occupation of the new dwelling hereby permitted the window(s) in the ground floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.

- 8 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions to the existing dwelling hereby permitted the window(s) in the ground floor to serve proposed bathrooms on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level 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 residential amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The car parking, servicing, vehicular access and cycle storage 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.

- 10 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.

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, and Policy E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.

12 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 E14, EX1 and E12 of the Pre-Submission Havant Borough Local Plan.