

**EDWARD CAUSH + ASSOCIATES
ARCHITECTS**

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ECA/EAC/12:1089

17 November 2020

Havant Borough Council
Planning Department
Public Service Plaza
Civic Offices
HAVANT PO9 2AX

Dear Sirs

Fiscal House 2 Havant Road Emsworth PO10 7JE

Please find enclosed my Planning Application for a Change of Use at part of the above.

I should be grateful if you would advise on the Planning fee, indicating how this can be paid.

Yours faithfully

Edward Caush

Enc

Copy to: Mr & Mrs Paul Munday



If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Civic Offices
Havant
Hampshire PO9 2AX
T 023 9244 6015
F 023 9248 0263

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:			
First name:			
Last name:			
Company (optional):			
Unit:		House number:	House suffix:
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	House suffix:
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE OF EXISTING TWO STOREY BUILDING FROM B&L TO RESIDENTIAL INCLUDING PART DEMOLITION OF EXISTING BUILDING AND THE FORMATION OF A NEW RESIDENTIAL GARDEN, REALLOCATION OF PARKING.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

Reference no. of permission in principle being relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House

number:

2

House

suffix:

House name:

PISCAL HOUSE

Address 1:

HAVANT ROAD

Address 2:

Address 3:

Town:

EMSWORTH

County:

Postcode (optional):

PO10 7JE

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	MIX OF MATERIALS		☒	☐
Roof	MIX OF MATERIALS		☒	☐
Windows	UPVC	UPVC	☐	☐
Doors	UPVC	UPVC	☐	☐
Boundary treatments (e.g. fences, walls)	WALLS		☒	☐
Vehicle access and hard-standing	TARMAC		☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

L(2)001,002,101&102
DECLARATION STATEMENT, HERITAGE STATEMENT, CIL FORM

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	17	6	11
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	0	2	2
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

BIA

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No
Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			1			1
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						

Totals (a + b + c + d) =

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						

Totals (a + b + c + d) =
Total proposed residential units (A + B + C + D + E) =
Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						

Totals (a + b + c + d) =

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						

Totals (a + b + c + d) =
Total existing residential units (F + G + H + I + J) =
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐	230	130	140	16
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	VARIABLE	VARIABLE	
Proposed employees	VARIABLE	VARIABLE	

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	
Other:		Other:			
Amount (tonnes):		Amount (tonnes):			

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

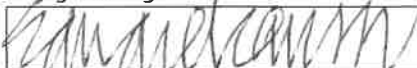
* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



17/11/2020

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The correct fee: **TO BE ADVISED**



The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):



*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





17/11/2020

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

02392384477

Country code:

Mobile number (optional):

07860 848306

Country code:

Fax number (optional):

Email address (optional):

rla@architecture ltd.co.uk

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Edward Caush

As above

Email address:

As above

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: Download the legacy version of this form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at: https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

MRS MRS PAUL MUNDAY

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

FISCAL HOUSE
2 HAVANT ROAD
BMSWORTH
PO10 7JE

Description of development:

CHANGE OF USE FROM B1a TO RESIDENTIAL

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 3** ☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 4** ☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☒ No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☒ No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☒

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☒

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☒ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☒

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	146230	130	146	16
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total	230	130	146	16

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	OFFICES	100	OFFICES	130	Yes ☐ No ☒	Date: or Still in use: ☐
2					Yes ☐ No ☐	Date: or Still in use: ☐
3					Yes ☐ No ☐	Date: or Still in use: ☐
4					Yes ☐ No ☐	Date: or Still in use: ☐
Total floorspace		100		130		

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☒

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☒

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

EDWARD GAUFAT

Date (DD/MM/YYYY). Date cannot be pre-application:

17/11/2020

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Design and Access Statement to accompany a Planning Application for change of use to residential at Fiscal House, 2 Havant Road, Emsworth.

1 Proposal

- 1.1** The property known as Fiscal House is currently in B1a employment use; the proposal is to change its use to residential. The original building on the site was first used as a Public House, the Sawyers Arms, in the early 19th Century. It is of solid brickwork construction and rendered with pitched, hipped and pantile covered rooves. The single storey rear extensions constructed more recently, in the 20th Century, are rendered and with flat rooves. Only the original part of the property has any architectural merit or historic interest, and it is on the western edge of the Emsworth Conservation Area. It is proposed to convert it to a house of 146 m² with necessary demolition of part of the more recent, adjoining and architecturally undistinguished single storey element to create some out-door amenity space (12:1089 L(2-)101). Some 100 m² of office space would remain which it is proposed should be used either as part of a business being managed by the future occupant(s) of the proposed house, or possibly a free standing office business, and an existing store to the rear would be converted to a single garage for the use of the new house.
- 1.2** This application follows a pre-application enquiry submitted on the 8th October 2019 and the reply, ref GEN/19/00816, dated 27th November 2019.

2 Site history

- 2.1** The site is in the western corner of the Emsworth Conservation Area (CA) but only the house fronting the Havant Road is of any merit, or makes a significant contribution to the CA. It has been subject of a number of recent applications and an appeal, allowed, against the refusal of the LPA to remove a restrictive condition requiring that an 'A2' use should be retained regardless of GPDO provisions. When considering the appropriateness of a potential residential use of the site, the Inspector's comments at paragraph 7 are pertinent:

'Whilst the area includes a mix of commercial uses, there is a high proportion of residential dwellings in the area, including one which has a garden adjoining the parking area serving the appeal building.'

- 2.2** The LPA's own Conservation Officer had no objection to a change of use of the building between A2 and B1a and there can be no tenable argument that a residential use in a predominantly residential area could harm the CA. Indeed, the removal of commercial signage from a building of residential proportions would enhance the CA at that point and on the approach to the centre of Emsworth, that is travelling westwards along the A259 (Havant Road).

The pre-application advice provided a list of the policies to be used in assessing the application which will be analysed below.

3 Implications of recent national policy changes, in particular in response to the current pandemic.

- 3.1 In its analysis of relevant policy in response to the 'pre-app' the LPA emphasised the importance of employment policies in particular DM3. In 'normal' circumstances various proofs of marketing would be required to demonstrate that the employment use per se is no longer viable. However, since that letter was written and indeed the policies adopted, the country has experienced an unprecedented pandemic which has changed the potential use and value of the site, and hence the relevance of that policy.
- 3.2 Site value – the site was last valued in its current commercial use in 2018 and revalued in 2020 at a significantly lower value than that expected 2 years previously, clearly illustrating the drop in value of commercial rented property. While it may be too early to be definitive as to the precise cause of such a fall in value, it is reasonable to assume that it is as a result of rapidly changing work patterns including significant increases in the percentage of time many employees in these type of occupations spend working from home. It is also pertinent that the applicant has been advised that the property would not be eligible to re-mortgage at its previous value as a result of the fall in demand for commercial property and hence its significant drop in putative value. It will be appreciated that the exact figures are commercially sensitive, and it would not be appropriate to include them in a document intended for publication on a public website. However, should the case officer consider it necessary to obtain that information it can be provided in confidence. It is considered that that information itself is an adequate surrogate for the 'traditional' marketing approach in illustrating the unsuitability of the building for continued commercial use.
- 3.3 The principle of relevance in that context has been tested in the courts, in particular the decision on *Peel Investments North Ltd v Secretary of State* on 3 September 2020 which, in short, confirmed that the decision as to whether a policy is 'out of date' is not necessarily dependent on chronology but on issues of legal interpretation:

Para. 11(d) provides that, for decision-making on applications for planning permission, "the presumption in favour of sustainable development" means that (emphasis added):

"where there are no relevant development planning policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

.....and

Accordingly, policies are “out-of-date” for the purposes of para. 11d of the NPPF if they have been overtaken by things that have happened since the plan was adopted, either on the ground or through a change in national policy, or for some other reason.

- 3.4** The requirements to engage with the prescribed marketing process have clearly been overtaken by events since the plan was adopted which have also had the effect of significantly changing the operation of the market for commercial office premises.
- 3.5** It is also worth noting that there are a significant number of commercial properties available for rent in Emsworth itself and in easy reach in Havant town centre. Since the amendments to the Use Classes Order all would now fall within the broad E class and therefore be suitable to provide similar office premises, probably without express planning permission, should demand increase in the medium term – it is unlikely to do so in the short term.
- 3.6** In a decision on an appeal for a change of use from retail to housing in July 2020(ref APP/P1615/W/19/3241049) the Inspector said:

‘(Para 7). The LPA is critical that no marketing details of the premises have been submitted..... Moreover, since the application was made there has been a material change in circumstances following the COVID-19 pandemic. This has had a major impact upon the economy and retail activity, including a significant increase in on-line shopping.’

- 3.7** It is acknowledged that this appeal related to retail and not office premises, and they were already vacant, but as noted above all such premises now fall within the new class E of the Use Classes Order and therefore the broad principles may be applied to this application. In particular, the proposal would not affect the vitality of the town centre or significantly reduce employment opportunities. In other words the ‘Covid’ emergency has significantly impacted the previously assumed ‘status quo’; demand for office premises has significantly reduced, and also older buildings, less amenable to conversion to modern working methods and work patterns, are likely to be less in demand.

4. Policy analysis

The following will follow the same order as policies are listed in the letter GEN/19/00816:

4.1 CS9 – Housing;

The policy states that planning permission will be granted for proposals which contribute to meeting the projected demand for housing in the borough. While this proposal only contributes one unit it is in a highly accessible location close to bus routes, walking distance from the train station and close to the amenities of the village centre. It is in a predominantly residential area and its residential use would enhance rather than detract from the residential character of the immediate area.

4.2 CS11 – Protecting and enhancing the environment and heritage of the borough.

Clause 4 of this policy is relevant to this proposal as it refers to historic heritage and built form. As has been noted the site is in the north west corner of the Emsworth CA and was used in the 19th

century as a public house. The proposal to return it to a domestic use would be more in keeping with its proportions and the CA itself, than the current use, as it would entail the removal of the commercial signage currently displayed on the north elevation fronting the Havant Road. The removal of part of the existing more modern single storey office also fronting the Havant Road would similarly improve the appearance from the Havant Road.

4.3 CS12 – Chichester Harbour AoNB

The site is not adjacent to the harbour and therefore there are no relevant aesthetic considerations, but the current provisions regarding nitrate nutrients are pertinent. The form 'Updated European Site Avoidance and Mitigation Checklist' is attached to the application and indicates the applicant's agreement to providing the appropriate contribution to the Warblington mitigation site after the grant of permission.

4.4 CS15 – Flood and Erosion Risk

A flood risk assessment is attached including a 'mitigation' assessment. The slight reduction in the roof of the single storey element of the proposal marginally reduces potential runoff and the provision of an area of soft landscaping as the amenity space for the proposed house would also slightly reduce runoff. The applicant would accept and undertake to implement a condition requiring the provision and maintenance of rain-water collection or a 'water-butt', for the use of the new garden area. There can therefore be no increase in propensity to flood as a result of the proposed change of use and, as it is proposed to be a two storey house with all sleeping accommodation on the first floor, there is no risk to life as a result of the proposal.

4.5 CS16 – High Quality Design

The proposal would provide a beneficial use for a building which is situated in the CA and return it to a purpose more suited to its location and proportions. As indicated above the creation of a modest area of amenity space within its curtilage, and the removal of commercial signage, would also enhance the appearance of the approach into Emsworth at the point, and similarly contribute to a modest improvement in the character of the CA. In particular it meets the requirement -

'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Responds to, draws inspiration from and respects local context and: a) **Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; (my emphasis)**

A separate Heritage Statement, required as the site is in a CA, is attached.

4.5 The response to the pre-application enquiry included the requirement that any potential overlooking into the private garden space for the house be eliminated by blocking up the windows overlooking from the proposed office and its toilet facilities. It is not unusual for toilets to be windowless provided that adequate automatic ventilation is provided when the room is occupied and the office has an alternative window overlooking Warblington Road so the submitted plan includes the required amendments to fenestration.

4.6 CS 17 – Concentration and Distribution of Development within the Urban Areas

It is self-evident that the proposal meets the requirement of that policy in that it contributes to development within the defined urban area of Emsworth.

4.7 CS 20 – Transport and Access Strategy

This policy is of particular relevance to major sites, but the broad principles requiring that development sites are located to reduce or minimise dependence on the private car apply. This site is located conveniently to public transport networks and the service provision in the village centre including dentist and GP surgeries ensuring that the benefits of a convenient edge of centre location are available.

Access to the site is from Warblington Road and visibility splays are shown on plan. No change from the existing is proposed but it is reasonable to assume that the reduction in daily 'business' traffic experienced when the premises were occupied and working at 'pre-covid' levels would be reduced by the change of use proposed.

4.8 CS 21 – Developer Contributions/Community Infrastructure Levy

It is acknowledged that the provision of an additional dwelling will marginally increase use of, and therefore pressure on, public infrastructure of both a physical and social nature and the appropriate draft document required by the SPD is attached.

4.9 DM 3 – Protection of Employment sites

This issue has been dealt with above where it is argued that the precise provisions of this policy are no longer relevant in current circumstances, and are unlikely to become relevant in the immediate future and therefore they should not be required in order to assess market conditions or determine this application.

4.10 DM 8 – Conservation, protection of natural features

This site is currently wholly occupied by built form, hardstanding or a small gravel courtyard shown on plan. The relevance of this policy is largely in relation to that addressed under CS12 Chichester Harbour and the related provision regarding nitrates – the applicant recognises the requirement to protect the character and vitality of the harbour and will make the necessary contribution.

4.11 DM 12- Mitigating the Impacts of Travel

As has been noted above it is reasonable to assume a reduction in traffic volumes as the change of use is implemented. However, it is also apparent that the occupants of a dwelling in this location would be well placed to use public transport and walk or cycle into the village centre.

4.12 DM 13 – Car and Cycle Parking on residential development

The parking SPD requires 2 spaces for a 3 bedroomed dwelling, a garage is included in the plan and one of the parking spaces shown will be allocated to the proposed house. There is also a requirement to provide 2 cycle spaces and that is provided in the allocated garden area. The proposal includes the retention of 100 m² of office space. The current parking standards require one space per 30 m² so that 4 spaces should be retained for office use.

5. Local plan allocations

Further consideration is required of the Havant Borough Local Plan (Allocations) 2014 as follows:

5.1 AL 1 – Policy AL 1 is based on the requirement enshrined in the National Planning Policy Framework (NPPF) that there is a presumption in favour of sustainable development unless there are significant adverse impacts of the development proposed.

In this case the foregoing analysis of relevant policies has demonstrated that the development does satisfy sustainability criteria and that the policy requiring extensive marketing is no longer relevant in the current circumstances of a global pandemic bearing adversely on a range of employment opportunities or, and perhaps more significantly, work patterns.

5.2 AL 2 – Urban area boundaries and gaps between settlements.

The change of use proposed is for a building which has been within the urban area of Emsworth village for more than a century – it has no impact on any area outside the settlement boundary.

5.3 DM 17 – Contaminated Land

There is no evidence that the land is or has been contaminated therefore there is no requirement for remediation.

5.4 DM 20 Historic Assets

While the building, the subject of this change of use application, is not listed it is in a CA and a separate Heritage Statement is included. Its return to a domestic use is in keeping with its scale and heritage and will enhance rather than detract from the CA. In its reply to the pre-application request the LPA stated that ‘the proposed change of use, subject to details is considered to preserve the setting of the CA’.

5.5 DM 24 – Recreational disturbance to SPAs

This proposal is for one dwelling within walking distance of, but not adjacent to, the Chichester Harbour. The proposed contents of a draft Unilateral Undertaking in respect of required contributions is attached.

5.6 DM 25 – Managing flood risk

A full FRA is attached which includes any necessary mitigation.

6. Supplementary planning documents

The response to the pre-app also requires examination of the relevant SPDs as follows:

6.1 The Borough’s Design Guide

Policy DS16 of the SPD requires that any new development responds positively to the natural or historic environment, it is appropriate to reiterate that the proposal would retain a 19th Century building and restore its domestic frontage by the removal of commercial signage and also the visual amenity at the corner of Warblington Road and Havant Road, by removing the single storey office at that point in order to provide amenity space for the house, which would also enhance the appearance of the CA.

The broad principles of the Design Guide are therefore respected by the proposal.

Parking – this matter has been discussed in para 4.14 above.

Developer Contributions – similarly the relevant CIL form providing the necessary information to calculate liability is attached.

7. Havant Borough Local Plan 2036.

The Pre-submission document was considered by Cabinet in September 2020 and the relevant policies listed in the pre-app response are as follows:

- 7.1 E1** – which largely repeats the general principles of good design contributing to existing historic and traditional environments and establishes the standards which will be applied to new developments at both a large and smaller scale. The most relevant clause for this proposal is ‘b’ which requires that ‘local character and distinctiveness have been taken into account’. Clearly by ensuring the retention of this building in the CA and improving its appearance that objective is achieved.
- 7.2 E12** – deals with energy saving measures and the achievement of ‘low – carbon’ design. The reuse of an older building reduces the opportunity for the inclusion of current energy saving measures however that ‘reuse’ itself would create a dwelling without the need for new building materials. The building would have a significant area of south facing roof which would be suitable for the inclusion of photovoltaic cells and water collection through the inclusion of a water butt in the new amenity space will specified in order to reduce potential consumption.
- 7.3 E22** – deals with the amenity issues arising from potential pollution. The return of this building to residential use will have no impact on the residential amenity of the area as the current use is, by the definition of the UCO, suitable within a residential area.
- 7.4 H1** – deals with the standards expected within new housing development, this proposal would provide a 3 bedroomed house of 146m² with all rooms meeting appropriate space standards, providing outdoor amenity space, as well as dedicated garage and parking allocations. The site is within the Emsworth area of search for the achievement of 55 dph. While the addition of one dwelling makes a limited contribution to the achievement of that goal it does reinforce the argument that a residential use of the site conforms to policy and is an appropriate use of the site.
- 7.5 C1** – deals with the protection of existing employment sites and clause ‘b’ is relevant in that it establishes the principle that the reuse of an employment site will be permitted where suitable alternative premises are available. Emsworth has a number of recently empty retail premises available all of which would now enjoy the flexibility provided by the recent changes to the UCO which place formerly A1 and ‘high-street’ office uses within the same category.

It is also relevant to underline the conclusions reached in Section which deals with the impacts of the current pandemic and the likely continuing impacts increasing the opportunity for business to reduce the size of offices, as a percentage of staff work at least for a percentage of their time at home, and bears on the interpretation of clause ‘c’ of that policy. In effect obviating either the need for, or the practicality of, engaging with prescribed marketing requirements which are now effectively out of date.

7.6 IN3 – specifies the requirements for transport provision, and parking standards for new development. The access to the proposed from Warblington Road uses the same access as the office premises have used for many years and a residential use of part of the total site is likely to reduce traffic movements particularly during office hours – although it has already been noted that in any event the current pandemic is reducing traffic movement. Parking for cars and cycles is included at the required standards.

It is noted that vehicle charging infrastructure is required for new development, while demand for such infrastructure is comparatively low currently, it is recognised that it is likely to increase and therefore appropriate ducting for the electrical infrastructure required will be laid to the proposed garage in order to ensure that if, or when, demand for this provision arises it will be easy to provide and not require more expensive retrofitting.

8. Summary

It has been established in the foregoing that the proposal is inherently sustainable, would contribute to an enhancement of the CA, does not offend employment policies and that the applicant expects to make the necessary contributions both to CIL and separately to the provision of mitigation space to deal with the issues arising from nitrate overload in the Solent.

The design and impact on the character is positive and there is no impact on the residential amenity of the adjacent property or any neighbouring houses. Adequate access arrangements are already in place servicing the site and all the requirements of the SPD relating to parking are provided.

Required contributions towards mitigating environmental impacts are acknowledged and draft terms for the necessary agreements included with this application. Similarly the necessary mitigating design details in terms of reducing the carbon 'footprint' of the building when used for residential purposes are also included in the design.

The application is therefore worthy of support.

Heritage statement – 2 Havant Road Emsworth

The property at 2 Havant Road is currently in commercial use benefitting currently from a B1A use and it is proposed to change its use to residential. It is situated in the north-west corner of the Emsworth Conservation Area although it is not itself listed it dates from the 19th Century. It is part of a predominantly residential area and the entrance to the town and CA travelling east along the A259 although it is not mentioned in the relevant paragraph of the character appraisal of the Emsworth CA. Where the first 'marker' of the CA is identified as the Town Mill Pond. Nevertheless, it is a building of modest domestic scale contributing to the character of the approach to the town centre at this point.

In the letter of response to the pre-application enquiry it is stated that –

'The proposed change of use, subject to details such as replacement windows and materials, is considered to preserve the setting and character of the listed building and the Conservation Area.

The applicant would be content to accept a relevant condition specifying relevant fenestration and material details.

Justification for proposal

The proposal would enable a building whose commercial value is diminishing to be appropriately used for residential purposes, in line with current government objectives seeking to increase the housing stock and allow flexibility in usage specifically that there should be increased opportunity to move between a range of uses now defined as class E in the UCO. It is acknowledged that a residential rather than commercial use is proposed but it has been demonstrated that the demand for commercial uses is falling as a result of the current pandemic.

It may be concluded that there is no detriment to the objectives of the Conservation Area, indeed that the proposal would enhance it.

Updated European Site avoidance and mitigation checklist

This checklist must be completed and provided, along with a nutrient budget, in order for the Local Planning Authority to validate any planning application for overnight accommodation. It sets out how an avoidance and mitigation package will be provided to remove any likely significant effect on a Solent European Site.

It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes.

All relevant boxes should be completed and the form must be signed. If signed by an agent, it is their responsibility to ensure that the applicant is aware of the commitment to providing a mitigation package, in the form of a financial contribution.

Site name:

Fiscal House

Site address:

2 HAVANT ROAD
EMSWORTH PO10 7JE

The proposed development would be within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation will need to be provided. The Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birdaware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package based on the table below. It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes.

Size of units	Scale of mitigation per unit
1 bedroom	£356.00
2 bedroom	£514.00
3 bedroom	✓ £671.00
4 bedroom	£789.00
5 bedroom	£927.00

Please note that a monitoring fee is attached, at 5% of mitigation cost.
Please note that an administration fee of £23 per application is applied.

Please select **one** of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package in line with the Solent Recreation Mitigation Strategy. ☒ yes

An alternative approach to avoiding and mitigating the recreational impact arising out of the development is proposed (please set out in more detail in a supporting document appended to this checklist).

The site is located more than 5.6km from the Solent Special Protection Areas (this applies to only a small section of the Borough in Cowplain).

There is evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from any development resulting in an increase in overnight accommodation located anywhere in Havant Borough. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement and Mitigation Plan (www.havant.gov.uk/nitrogen) which sets out how it is possible to mitigate the impact of development.

The position statement highlights that developments on agricultural land are expected to provide avoidance and mitigation on-site, thus resulting in a nutrient neutral development. Developments on non-agricultural land will not be able to provide mitigation on site. In such cases, developments will need to contribute towards an off-site land-based scheme.

The scale of mitigation is to be determined by a nutrient budget for the development, to be provided alongside this checklist. In the case that developers elect to use the Council's strategic mitigation package, £1,235.00 per kilogram of nitrogen is payable.

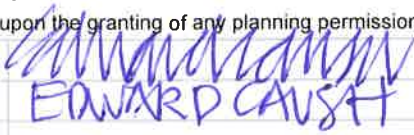
Please select **one** of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package, in line with the Council's Nutrient Neutrality Mitigation Plan.	yes
The proposed development would be 'nutrient neutral' or 'nutrient positive'. A nutrient budget is attached to this checklist (this option is particularly applicable to developments proposed on agricultural land).	
An alternative approach to avoiding and mitigating the impact on water quality arising as a result of the development proposed (please set out in more detail in a supporting document appended to this checklist).	
The proposed development proposes a bespoke assessment and nitrogen budget (the applicant would like this bespoke assessment to be considered by the Council in undertaking the required Habitats Regulations Assessment and understands that this will be done in consultation with Natural England).	

Please select one of the following options to the right, then complete all boxes below	Signed by applicant		Signed by agent	

By submitting this form to Havant Borough Council, the applicant is committing to providing mitigation packages, usually in the form of a financial contribution.

If an agent is signing on behalf of an applicant, it is the agent's responsibility to seek the agreement of the applicant to the commitments selected above as it will be the applicants who assumes the risk and responsibility upon the granting of any planning permission.

Signed:	
Print name:	EDWARD CAUST
Date:	