
Site Address:	Manor Road Nurseries, Manor Road, Hayling Island, PO11 0QL		
Proposal:	Construction of 1 No. four bed dwelling and 8 No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking.		
Application No:	APP/18/01297	Expiry Date:	08/11/2019
Applicant:	Mr Hurley Douglas Construction Ltd		
Agent:	Mr Pickup Pickup Town Planning	Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Manor Road Nurseries, Manor Road, Hayling Island, is located on the western side of Manor Road (A3023) to the south-west of St Patrick's Catholic Church. The locality generally comprises residential properties of single and two storeys and holiday parks comprising Hayling Island Holiday Park and The Oven Campsite. The agricultural fields directly to the north of the site are recognised as being important habitat for Brent Geese and /or Waders and present a semi-rural feel to the location.

The application site is accessed via a shared drive and track located to the south of Manor Oaks; a large detached house facing Manor Road. The plot is situated behind this property and comprises mainly open land with a large derelict glass house structure which served the former use of the site as a plant nursery. The site is broadly rectangular in shape and is bounded by recently constructed 2.0m high close boarded fencing and walling. Part of the nursery land has historically been used for the storage of caravans.

The application plot which is relatively flat comprises approx 95m by 28m, and is a housing allocation within the emerging Local Plan.

2 Planning History

96/57627/001 - Renewal of planning permission 92/57627 to continue use of parts of nursery land for storage of empty caravans., PERM,18/04/1996
92/57627/000 - Use of parts of nursery land for storage of empty caravans, PERM,25/02/1993

3 Proposal

The plans have been amended and proposal comprises the construction of 1No. four bed and 8No. three bed dwellings, following demolition of existing glass house, together with improved site access and associated vehicle parking, cycle and refuse storage. 2 No. car parking spaces are to be provided per 3 bed dwelling, and 3 spaces for the proposed 4 bed dwelling. The existing plot includes a vehicular access from Manor Road. This drive serves Manor Oaks and extends westwards in the form of a track, accessing the application site. The application proposes to utilise and upgrade the existing access which will continue to serve the frontage dwelling as well as the proposed dwellings.

The proposed accommodation has been designed in excess of current Nationally Described Residential Space Standards. Minimum 10 m garden depth are proposed and parking provision including visitor car parking and cycle spaces has been designed to comply with the adopted Parking Guidance in accordance with Policy DM13. Each parking space would include access to an electric vehicle charging point. All boundaries would include 2.0m high close boarded fencing with some natural vegetation and trees.

The northern boundary, which lies adjacent to the agricultural fields includes natural vegetation and hedgerows to the north of the existing fencing which would be retained. Additional planting is proposed to reinforce the setting when viewed from the north.

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

CS1	(Health and Wellbeing)
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)
CS21	(Developer Requirements)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM2	(Protection of Existing Community Facilities and Shops)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
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Havant Borough Pre Submission Local Plan 2036

IN4	(Access onto Classified Roads)
H2*	(Affordable housing)
E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
IN1	(Effective provision of infrastructure)
E2	(Health and wellbeing)
E1*	(High quality design)
H1*	(High quality new homes)
H3*	(Housing density)
E3	(Landscape and settlement boundaries)
E12	(Low carbon design)
H31	(Manor Nurseries)
E9	(Provision of public open space in new development)
E16	(Solent Special Protection Areas)
E17	(Solent Wader and Brent Goose feeding and roosting sites)
IN3	(Transport and parking in new development)
EX1	(EX1 Water Quality impact on the Solent European Sites)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Regulation application required for this work

Community Infrastructure

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The CII rate is set out in our Charging Schedule:

<http://www.havant.gov.uk/sites/default/files/documents/HBC%20CII%20Charging%20Schedule%20Full%20Document%20Feb%202013.pdf>

The amounts in the Charging Schedule are indexed according to the year in which permission is issued. If the permission were issued in 2019 the amount of indexation would be 39.73%.

The CII 'additional information' form, shows an 'in use' floorspace of 120 sqm for 'Glasshouse' as this was in use as at 12 October 2016, this can be deducted from the CII Liability provided this application is determined by 12 October 2019.

S106

Whilst the applicant has proposed completing a unilateral undertaking to cover the Solent Recreation Mitigation Strategy (SRMS)*, a full S106 agreement may be required if there are any obligations arising from common parts to this development or if there are any highway/SuDS/or site specific items to be incorporated. If this is the case the SRMS payment could be incorporated within the S106.

If a S106 agreement is drawn up it is customary with the S106 to charge an amount for monitoring we would expect a sum to be added for the monitoring of the site

I am pleased to acknowledge receipt of the signed SRMS Unilateral Undertaking (which I have dated 24 January 2019) together with your client's cheque for the SRMS fee of £6,039.65.

Officer note- A full S106 is not required as up to date the SRMS and Nitrate undertaking have been completed and the appropriate contributions provided.

County Ecologist

The application is accompanied by an amended Initial Ecological Appraisal and an Ecological Construction Environmental Management Plan (EcoSupport, February 2019). The site itself is considered to be of limited ecological value, comprising an essentially bare site with much bare/cleared ground, a greenhouse, caravans, refuse, some improved grassland and a boundary hedgerow. In terms of on-site ecology I would not raise any concerns.

The site lies immediately south of the Solent Waders & Brent Goose site H49H. This is classified as a Primary Support Area within the SWBGS, meaning that it is considered to be of very high importance for supporting species associated with the nearby Chichester & Langstone Harbours SPA/Ramsar, in this case waders and brent geese. Residential development in such close proximity has the potential to result in visual and noise disturbance of SPA/Ramsar bird species, thereby undermining the conservation objectives of the SPA/Ramsar. New development in close proximity to supporting habitat may also render some areas of it unattractive for birds.

The submitted CEMP provides a useful analysis of the potential for construction-related impacts and provides a clear set of recommendations for avoiding/minimising those identified impacts. This is acceptable. The applicant intends to mitigate for operational impacts from recreational disturbance by contributing to the Solent Recreation Mitigation Strategy.

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

Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Initial Ecological Appraisal and Ecological Construction Environmental Management Plan (EcoSupport, February 2019) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be installed as per manufacturer's instructions and retained and maintained in a condition suited to their intended function. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Crime Prevention -Minor Apps

No comments received.

Highway Authority

Amended plans

The Highway Authority previously requested further details on the proposed site access which is due to be upgraded from a vehicle crossover to a bellmouth. Concerns were raised with the visibility available from the amended junction. To address this point, the applicant was requested to carry out speed surveys on Manor Road in the vicinity of the site access. The speed surveys subsequently undertaken on Manor Road identified 85th percentile speeds of 36mph northbound and 34mph southbound. Visibility has been demonstrated to 120m on drawing number 18-3060-100 Rev P11 which is greater than that required by the speed surveys, adequate visibility is therefore provided at the new access.

Following further design work, an updated access proposal has been shown in drawing number 18-3060-100 Rev P11. The proposal features a bellmouth access into the development, along with associated footway provision to the north and south of the access. A dropped kerb and tactile paving crossing point should be provided to the north to connect pedestrians to the existing footway provision on the eastern side of Manor Road. The footway and bellmouth works should be delivered via a S278 agreement with the Highway Authority.

Following the revised access drawing and speed surveys, the Highway Authority's outstanding concerns with the application have now been satisfactorily overcome. As a result, no objection is raised, subject to the following condition:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway crossing shall be constructed and lines of sight of 2.4 metres by 120 metres provided in accordance with the approved plans. The lines of sight plays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

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

The 'parking bay' that is being lost is not actually a formal parking space, rather it is an area that has been utilised by one of the residents for a number of years given the lack of parking provision for dwellings on the eastern side of Manor Road.

One of the previous site layout iterations included a parking bay designated within the site for the aforementioned resident. Given that the wider policy position is to reduce friction on the A3023, I would request that this internal parking bay is still provided to prevent parking on the highway.

Officer note: The proposed visitor parking spaces are to serve the proposed dwellings and it would not be appropriate to allocate one of these to an existing resident.

Environment Agency

No comments received.

Environmental Health Manager, Community Group

Observations / Comments:

Comments here refer to contamination potential only. I have reviewed the Dig-Geotech Report on Desk Study and Preliminary Ground Investigation, the intrusive element comprising 2 no. trial pits, broadly advanced within the caravan storage area and in footprint of a former glasshouse (TP01 & TP02 respectively).

On the whole, the report is cautiously worded with respect to laboratory limits of detection, but essentially it is true to say that PAH, BTEX, and VOC compounds have not been identified, save for trace levels of Fluoranthene, Pyrene & B(b)F.

Oddly, the same caution is not applied to persistent organic pesticides, which the text indicates are absent, but laboratory results sheets indicate are present at trace levels (DDD & DDE), up to 70 ug/kg.

Metals results are not substantially elevated, but it is noted that both Pb and Zn are elevated in topsoils, indicating potential for the site to have been impacted to a degree by traditional paints (weathering of painted surfaces). The use of traditional (heavy metal, metallic, and arsenic based-) pesticides does not appear to be in evidence from the samples taken.

It is noted that the trail holes are free of made ground, and that both soil profiles show just a thin mantle of silty topsoil, only around 100mm in depth. It is likely that topsoil will be harvested from all areas of proposed hardstanding for placement in garden areas, and this makes this strata arguably of greatest interest.

It is notable that organochlorine compounds were found to be elevated within natural soils, and that topsoils were not subject to testing. It is also notable that the elevated compounds (Zn, Pb, organochlorines) were associated not with the glasshouse footprint (as would be expected) but rather with the caravan storage area.

The report concludes quite pragmatically that the results are favourable but limited in scope. The conclusions are cautious of over-extrapolating these results to a risk judgement for the entire site, and further site investigation (concurrent with a detailed geotechnical assessment) is proposed.

I would tend to agree with this conclusion - TP02 results are favourable, but target just one of 4 large glasshouses, each of which could have been used in different ways, or constructed from different materials (or typically painted with different paints). It is not uncommon for significant Pb contamination to arise from a painted timber structure, and it is significant that the former glasshouses (removed) largely correspond with garden areas. The thin mantle of soils means that despite the extant glasshouse footprint corresponding with an area of hard-standing, in reality the soils are likely to be harvested for re-use in higher risk areas of the site.

The proposed scope of investigation appears to give good site coverage, but in reality only a very limited area will be subject to environmental sampling under those proposals, as the driver for the sampling is geotechnical, not environmental.

I would recommend that in addition, the works specifically seek to characterise the topsoil at the site, targeting in particular the footprints of the glasshouses, but also providing general coverage - it is known that trace levels of contaminants are associated with other areas of the site. This might comprise a shallow trail pit exercise, or perhaps even composite soil samples collected from multiple points within a sample 'zone'. It is considered that a primary aim should be to characterise the topsoil as a unit, as it appears likely that the material is likely to be harvested for re-placement within garden areas for amenity purposes.

In summary, the conclusions of the submitted report are agreed in principle, and I would concur that further intrusive works would be prudent. I would recommend suitable conditions be applied to any consent that you are minded to grant in respect of this application, suggested wording below:

Contamination (Standard – omitting EDS, based upon submitted EDS proposals) [1]

Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An intrusive site investigation based on the proposals outlined within the Dig-Geotech Report Ref: 667/R01 12/12/2018; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,*
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;*
- clearly defined proposals for mitigation of the identified risks.*

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Preliminary reporting suggests that Contamination could be present at the site as a result of previous land uses (&/or activities) at the site that could pose a risk to future occupiers.*

Verification (Standard) [2]

*Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition [1]** shall be submitted to and approved in writing by the Local Planning Authority.*

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Preliminary reporting suggests that Contamination could be present at the site as a result of previous land uses (&/or activities) at the site that could pose a risk to future occupiers.*

Lead Local Flood Authority

As this application relates to a site which is a residential application less than 0.5 hectare in size and less than 10 dwellings, we would consider this as a minor application and outside of our remit. However, please direct the applicant to our website

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> for further information on recommended surface water drainage techniques.

Natural England Government Team

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Occupation impacts – No objection subject to mitigation

As advised in our previous response dated 12th November 2020 the proposals have the potential to impact on SPA functionally linked. The proposals are adjacent to a site identified in the Solent Waders and Brent Goose Strategy as H49H, a Primary site. The Solent Waders and Brent Goose Strategy (SWBGS) aims to protect the network of non-designated terrestrial wader and brent goose sites that support the Solent Special Protection Areas (SPA) from land take and recreational pressure associated with new development. Natural England advises the authority to ensure that the development is in accordance with Policy E17 of the pre-submission Havant Local Plan, which states; “Development proposals adjacent to sites used by SWBG will only be permitted where access and disturbance to the adjacent SWBG site is prevented. This can either be achieved by avoiding development close to the adjacent SWBG site, or by providing a package of avoidance and/or mitigation measures which are agreed with the Council.”

Mitigation measures include boundary hedging and retention of a solid 2m high cross boarded fence around the development, and enforceable restrictions to prevent future access of the designated site by residents of the occupational development.

Provided the applicant is fully compliant with the mitigation strategy and an appropriate planning condition or obligation is attached to any planning permission to secure these mitigation measures, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of occupational disturbance on the integrity of the Solent Waders and Brent Goose site(s).

Construction impacts – no objection subject to mitigation

The application is supported by Construction Environment Management Plan, Natural England advises this should be submitted to and approved by the Council's ecologist. Provided the approved CEMP is secured by appropriately worded condition attached to any planning consent and shall be adhered to at all times, Natural England is satisfied that the applicant has mitigated against the potential adverse effects during the construction phase on the integrity of the European site(s).

Solent recreation mitigation – no objection subject to mitigation

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects from increased recreational pressure on the integrity of any of the sites in question. Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

Deterioration the water environment – no objection subject to mitigation

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.

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.

Hampshire Biodiversity Information Centre

adjacent H49H Primary Support Area for Solent Waders and Brent Geese
Within 500m of SSI - Langston Harbour

Planning Policy(6 October 2020.)

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough. The [Pre-submission Havant Borough Local Plan 2036](#) (HBLP 2036) was approved by the Council on 30 January 2019 and can be afforded limited weight.

The following policies and documents are of particular relevance:

- CS1 Health and Wellbeing
- CS9 Housing
- 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;
- CS21 Developer Requirements;
- DM8 Conservation, Protection and Enhancement of Existing Natural Features;
- DM11 Planning for More Sustainable Travel;
- DM13 Car and Cycle Parking on Residential Development;
- DM24 Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development;
- AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements;

In the Pre-submission Plan the following policies are of particular relevance:

- DR1 | Delivery of Sustainable Development
- IN1 | Effective Provision of Infrastructure
- IN3 | Transport and Parking in New Development
- IN4 | Future Management and Management Plans
- H1 | High quality new homes
- H2 | Affordable housing
- H3 | Housing density
- E1 | High quality design
- E2 | Health and wellbeing
- E3 | Landscape and settlement boundaries
- E9 | Provision of public open space in new development
- E12 | Efficient use of resources and low carbon design
- E16 | Recreation impact on the Solent European Sites
- EX1 | Water Quality impact on the Solent European Sites
- E17 | Solent Wader and Brent Goose feeding and roosting sites
- E22 | Amenity and pollution
- EX2 | Warblington Farm

- H31 | Manor Nurseries

In addition to the above, the Council published changes to the Pre-Submission Plan which were approved at Full Council on 9 September 2020.

Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 in the context of the adopted local plan. There is therefore a presumption in favour of sustainable development subject to other considerations.

The site was included as a proposed allocation in the Draft version of the Havant Borough Local Plan and is retained in the Pre-Submission Local Plan under Policy H31. Whilst the Plan has limited weight at this stage, the principle of development is established subject to other relevant considerations.

Ecology

The site is adjacent to a Primary Support Area for Solent Waders and Brent Geese under as defined by emerging policy E17 of the Pre-Submission Local Plan, and within the Brent Goose and Wader Strategy. The Solent Special Protection Areas are designated in part due to the assemblages of Brent Geese. As such, a project level Habitat Regulations Assessment (HRA) will need to be carried out and inform any package of avoidance and mitigation measures for Solent Waders and Brent Geese, to determine levels of impact, alone and in combination with other plans and projects.

It is noted the Council's Ecologist has recommended a condition to secure all ecological mitigation, compensation and enhancement measures to address the impacts of development.

Housing Density

It is noted that emerging Policy H3 in the Pre-Submission Local Plan indicates that development proposals resulting in a net gain of 5 dwellings or more should secure a minimum density of 40 dwellings per hectare. However, it is also noted that the proposed changes to the Pre-Submission Local Plan identify a quantum of 9 dwellings on the site, reflecting the fact that more detailed plans have now been produced.

Section 7 of the submitted Design Statement highlights the average low density in the surrounding area (0.13ha), the need to respect the amenity of neighbouring properties, whilst achieving appropriate separation distances within linear plot. It is considered that the development would make an efficient use of land accordingly. As such, the development proposals are also not considered to artificially lower the potential density of the site.

Efficient Use of Resources and Low Carbon Design

Emerging Policy E12 sets out how the Council expects new development to address climate change through local carbon design. Proposals will be granted where they achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate compared to the Target Emission Rate of Part L of the Building Regulations. This is the equivalent to the requirements of Level 4 of the withdrawn Code for Sustainable Homes.

The submitted Design and Access Statement indicates that dwellings will be designed to achieve reductions in CO2 emissions of 19% - this is supported.

The proposed changes to the policy also require the development to ensure the development to include measures to achieve a maximum water use of 110 litres of water per person per day including external water use. This should form part of the overall nutrient budget which is required in line with Policy EX1.

Contamination

A desk study and preliminary ground investigation has been submitted with the application. The Council's Environmental Health Team has agreed that further intrusive works should be undertaken and has recommended conditions accordingly.

Parking

Policy DM13 and the [Havant Borough Parking SPD \(July 2016\)](#) set out the parking standards for new development in the Borough. The minimum standards for unallocated residential parking can be found in Table 4B of the SPD. The cycle parking/storage provision can be found in Table 4D of the SPD. Emerging Policy IN3 of the Draft Local Plan also indicates that an Electric Vehicle charging point for each residential unit should be provided.

The proposals would provide 2 no. associated car parking space per dwelling, provision of four visitor space and access to an electric vehicle charging point – this is welcomed.

Summary

The development proposals are broadly supported in policy terms, subject to a project level Habitat Regulations Assessment being carried out and relevant planning conditions being imposed.

Traffic**Amended plans**

The proposed development meets HBC's parking requirement in terms of the number of spaces.

Please can the size of the bays be confirmed as this doesn't seem to be specified.

The existing lay-by provides 2 off street parking bays, allowing the cottages opposite without any off street parking to park off of Manor Road. The re-designed access to the proposed development has kept the existing Disabled Persons Parking Bay, with the loss of a parking bay, potentially forcing a vehicle onto Manor Road, increasing congestion.

Officer note - The bays are 2.4m by 4.8m. The existing off street parking bays are informal spaces . Whilst it has not been possible to keep both spaces one space would be provided for disabled use.

Waste Services Manager

Can we please ensure the improved service road is suitable to accommodate a 26ton refuse vehicle for waste collection as part of this planning application, thank you.

Officer note - This is confirmed.

Southern Water

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

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

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

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: 9

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 8

Comment	Officer Comment
I object to any new homes being built on the Island until the infrastructure review is complete. The roads cannot cope. Build new homes closer to where the employment opportunities are and closer to better roads and rail networks to allow commuting. The infrastructure of the island is struggling to already support the local population and the single road on and off becomes a serious issue when a problem occurs ,as did recently. Concerns regarding the infrastructure is in place to deal with sewage and the local water pressure is already extremely low and at times unacceptable. Adding extra housing will make this problem worse.	see section 7
Comment I wish to object strongly to the development of these 9 houses in this location. This part of Manor Road is extremely busy with traffic on a 40mph road. Access in and out of our drive is difficult and dangerous and adding an average of 18 extra cars turning in and out of this part of Manor Road creates an even bigger hazard. Bearing in mind the recently large Lidl's development just across the road which has significantly increased traffic flow. It is unacceptable to add further pressure to this already unsafe road. There is no safe place to cross this busy stretch of road, which it is necessary to cross to reach all of the islands schools. Adding further housing will only add to this pressure.	see section 7
Parking has always been difficult in this area, unless parking on road. This development will restrict this option with addition of an access road to the site. Although the plans state 2 parking spaces are proposed per house, these are three bedroom houses, I suspect most houses will have 2 cars plus. During church service times parking and vehicle access can be very difficult.	see section 7
The oven campsite, parkdean caravan Park, all within close proximity. There isn't even a foot path on the opposite side of The oven campsite, despite there being a ridiculously dangerous" BUS STOP Also the cottages opposite the proposed site	see section 7

have no parking so there are two parking spaces on the side of the road immediately outside the nursery site designated for the cottage residents. With the extra traffic, pollution, noise and air quality will be an added factor. Looking at the proposed plans there are only 4 visitor parking spaces which will be a problem especially as the access road seems to removing the off-road lay-by parking currently used by the residents of Cyprus Cottages and has been for over 40 years. Where will these residents and visitors park? It will force people to park on the main road which may cause a possible safety issue especially on a 40mph road.	see section 7
This application is a dense, over development of an open space adjoining countryside. Turning this area into a housing estate will have a significant negative impact on the environment, highway safety and character of the neighbourhood and residential amenities. This number of houses(9) is too many for this sized plot and therefore does not allow for sufficient parking space.	see section 7
There are not any pavements for pedestrian access to any of the nine proposed properties apart from the vehicle road.	The access is a shared surface for vehicles and pedestrians.
The access road which serves the proposed nine properties runs very close to the corners of the properties of the Pines, 98 West Lane and Manor Road Nurseries lounges.	see section 7
We have not seen any provision for surface water drainage from the development or its access road.	a condition requiring further details is recommended.

Summary:

Comment:

7 Planning Considerations

7 Appropriate Assessment

The Council has conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several Solent European Sites (as defined in the applications HRA) due to both the increase in recreation, the decrease in water quality, construction impacts and occupation impacts that would be results of the proposed development.

The planning application was then subject to Appropriate Assessment under Regulation 63. This included four 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 third package of measures is based on the compliance by condition of the submitted Construction Environment Management Plan, and the fourth package of measures is based on the provision and maintenance by condition of secure boundary treatment to prevent future access of the designated site by residents of the occupational development.

The Appropriate Assessment concluded that, subject to the securing of these packages through a legal agreement, 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. The applicant has entered into the required legal agreements to secure the mitigation packages (1 and 2); whilst conditions are included in the recommendation to secure the other mitigation packages (3 and 4).

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) Nature of Development
- (iii) Impact on the Character and Appearance of the area
- (iv) Impact on Residential Amenity
- (v) Access and Highway Implications
- (vi) Flooding and Drainage
- (vii) The Effect of Development on Ecology Designated Sites
- (viii) Other Environmental Effects
- (ix) CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Additionally the site is a draft allocation (H31) in the emerging local plan.

Emerging Policy H3 in the Draft HBLP 2036 indicates that development proposals should secure a net density of at least 35 dwellings per hectare. More recently, the NPPF has confirmed that local planning authorities should support development that makes optimal use of each site and refuse applications which they consider fail to make efficient use of land. The proposals would provide a reduced quantum of development than envisaged by Draft Local Plan, but the site boundary in the Draft Local Plan includes Manor Oaks (0.38ha). Nevertheless, based on a site area of 0.3ha excluding the existing residential property 'Manor Oaks' fronting onto Manor Road, the proposed development would equate to about 30 dwellings per hectare. Section 7 of the submitted Design Statement highlights the average low density in the surrounding area and, given the need to respect the amenity of neighbouring properties, whilst achieving appropriate separation distances within a linear plot it is considered that the development would make an efficient use of land.

(ii) Nature of Development

The plans have been amended and the proposed two storey development would provide 2 x detached and 4 x semi-detached units and 3 x terraced units. Each dwelling will include 10m minimum length gardens. Refuse and cycle storage facilities are to be included within rear gardens.

The proposed dwellings will be of traditional design with roofscape comprising a mainly hipped form and the proposed external materials includes the following: Walls: Brickwork: Hanson Oakthorpe Red Multi. Roofing: Redland Mini Stonewold (Slate Grey). Windows and doors; white upvc. Fascias and bargeboards: white upvc. Hard landscaping: Bradstone Peak Riven paving (Buff). Bradstone Driveway block paving (Charcoal). Boundaries: 2m or 1.8m high close boarded timber fencing to the side and rear.

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The dwellings will be designed to meet current Building Regulations standards and are to achieve reductions in CO2 emissions of 19% of the Dwelling Emission Rate compare to the Target Emission Rate of Part L of the Building Regulations. Measures in respect to water efficiency, energy efficiency, and sustainable heating, are to be incorporated within the scheme.

Although the proposals would only provide a limited range of dwelling types and sizes, the Council's Specialist Housing Needs Analysis does indicate that the proposals would help to redress an imbalance of 3 bedroom properties on Hayling Island (33% when compared to objectively assessed need by PUSH for 45.2%).

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

The site is located on the edge of the urban area and the plans have been amended to set the development off the boundary with the field to the north and the house types amended to reduce the bulk of development when viewed from the rural area to the north with the use of hipped roofs. Some additional tree planting has been introduced along this boundary which would supplement the existing hedge on the field boundary in this location.

In respect to the character of the residential area to the south, the immediate locality characteristically includes single and two storey housing of varying sizes. The housing density is varied however the immediate locality equates to a density of approx. 13 dpha. The proposed development, at 30 dpha would be more dense than the development to the south, but the site is relatively self contained forming a small cul-de-sac development and the impact on the character of the residential area would be limited and acceptable.

(iv) Impact upon residential amenity

The proposed development has been designed such that the dwellings would be aspected away from the neighbouring properties and the main impact would be from traffic using the access which would run adjacent the gardens of the dwellings to the south. The location of the access would be based on the location of the existing access and drive which currently extends partway along these gardens. In order to reduce the impact of the access road it would be set off the site boundary to allow for the planting of a hedge which together with the existing solid 2m high close boarded fencing would provide separation and a buffer. Given the small size of the development and the proposed boundary treatment, it is considered that the relationship is acceptable, and the impact would not support refusal of planning permission.

(v) Access and Highway Implications

The existing plot includes a vehicular access from Manor Road. This drive serves Manor Oaks and extends westwards in the form of a track, accessing the application site. The application proposes to utilise and upgrade the existing access which will continue to serve the frontage dwelling as well as the proposed residential development behind. The proposal has been assessed by Hampshire County Council as highway authority and no off site highway works are sought. As such the development is not considered to result in an unacceptable impact on the highway network subject to conditions.

The existing vehicular access is not suitable for accommodating more than 5 residential units and the application therefore proposes alterations to ensure improved safety and sight lines. Following initial objection from the Highway Authority the plans have been amended to provide a bellmouth access into the development, along with associated footway provision to the north and south of the access. A dropped kerb and tactile paving crossing point would be provided to the north to connect pedestrians to the existing footway provision on the eastern side of Manor Road. The footway and bellmouth works would be delivered via a S278 agreement with the Highway Authority. Subject to a condition the Highway Authority has no objection.

This access will serve both existing and proposed dwellings. The layout includes a turning head at the south western corner of the site, enabling Fire tender, refuse and delivery vehicles to turn on site and exit in a forward gear. There is good visibility and sight lines along Manor Road and, as such there would be no unacceptable risk to existing users of the Highway network.

The proposal indicates 2 No. associated car spaces each along with secure cycle and refuse storage within garden areas for each of the 3 bed dwellings , and 3 spaces for the 4 bed dwelling with provision for 4 visitor cars (20%) in accordance the Havant Borough Council Parking SPD (July 2016) and with Policy DM13. Each in curtilage parking space will include access to an electric vehicle charging point.

In respect to the formalisation of the informal car parking spaces on Manor road and the comments of Traffic that the existing lay-by provides 2 off street parking bays, allowing the cottages opposite without any off street parking to park off of Manor Road, for highway safety reasons it has not been possible to keep both spaces but the re-designed access to the proposed development has kept the existing Disabled Persons Parking Bay. As the application meets the SPD and additionally allows for the retention of this disabled space on Manor Road, which provides an important facility for the disabled user, the overall parking provision is supported. However, in order to reduce friction on Manor Road retention of a second space is not supported.

(vi) Flooding and Drainage

The Environment Agency flood maps confirm that the site falls within Flood Zone 1; an area not considered at risk from flooding. The representations make reference to the inadequacy of the sewage infrastructure. Southern Water has been consulted and an informative advising that Southern Water requires a formal application for a connection to the public foul sewer is recommended. Additionally a condition requiring further details in respect to drainage is recommended.

(vii) The Effect of Development on Ecology Designated Sites

The application site, is located adjacent to a primary network site for Brent Geese and waders. Policy H33 stipulates that a project level Habitat Regulations Assessment (HRA) will need to be carried out and inform any package of avoidance and mitigation measures for the Solent Waders and Brent Geese in line with Policy E17. Ecological Assessment has been commissioned which concludes that, given the very small size and enclosed nature of the site, there is negligible potential for the presence of overwintering birds. In addition, the main habitats on site are considered to be of value only at local level (i.e. improved grassland and mature hedgerow). The application is accompanied by an amended Initial Ecological Appraisal and an Ecological Construction Environmental Management Plan (EcoSupport, February 2019), which have been assessed by HBC Ecologist who subject to a suitably worded condition does not raise objection.

(vii) Other Environmental Effects

The application is accompanied by a Desk Study and Preliminary Ground Investigation which concluded that no major concerns related to potential soil contamination have been identified but some additional ground investigation is recommended to confirm that no significant contamination is present and to obtain information for foundations depth assessments.. The Council's Environmental Health Office has assessed the submitted information and advises that the conclusions of the submitted report are agreed in principle, but that further intrusive works would be prudent and recommends suitable conditions be applied to any consent.

(iv) CIL

The development is CIL liable for the net additional internal floor space, which is indicated on the CIL forms to be 820sqm. The Havant Borough Community Infrastructure Levy Charging Schedule, was adopted by the council on the 20th February 2013 and followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The CIL Regulations require the use of the national All-in Tender Price Index published by the Build Cost Information Service and this index has now increased to 2020 - 49.107%. Therefore the CIL liability is calculated to be £122,267,86 and the draft notice has been sent to the agent.

As the decision is to be issued in 2021, a further revision to the CIL liability based on the 2021 indexation level will be applied.

8 Conclusion

The proposed development accords with the National Planning Policy Framework and relevant policies contained within the Havant Borough Local Plan (Core Strategy) 2011 and Local Plan (Allocations) July 2014. The application site combined with land occupied by Manor Oaks has the benefit of an allocation in the Draft Havant Borough Council Local Plan 2036 (Ref H33). The site was formerly used as a plant nursery with a residential dwelling, greenhouses and open storage for caravans. This application seeks to make more efficient use of the plot by the proposed demolition of the remaining glass house structure and replacement with a residential development comprising 9 dwellings with associated parking provision.

The proposed scheme has been designed to have regard to the impact on the character of the area, amenity of the neighbouring properties and agricultural fields directly to the north of the site which are recognised as being important habitat for Brent Geese and/or Waders.

The layout, design and materials are appropriate to the site and the proposed dwellings would be provided with amenity space, car parking and cycle storage in accordance with the Council's Supplementary Guidance. The development, which would contribute to the supply of homes and thus contribute to meeting the Borough's local needs, is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01297 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

18-3060-107 P6 AMENDED - LOCATION AND BLOCK PLAN

18-3060-100 P12 AMENDED - PROPOSED SITE LAYOUT

18-3060-101 P7 AMENDED - HOUSE 1 PROPOSED FLOOR PLANS AND ELEVATIONS

18-3060-102 P5 AMENDED - HOUSE'S 2 AND 3 PROPOSED FLOOR PLANS AND ELEVATIONS

18-3060-103 P5 AMENDED - HOUSE 5 PROPOSED FLOOR PLANS AND ELEVATIONS

18-3060-104 P4 AMENDED - HOUSE'S 6 & 7 PROPOSED FLOOR PLANS AND ELEVATIONS

18-3060-105 P5 AMENDED - HOUSE'S 6 & 7 PROPOSED FLOOR PLANS AND ELEVATIONS

18-3060-108 P2 AMENDED - VISABILITY SPLAY

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall start on site until the access, including the footway crossing shall be constructed and lines of sight of 2.4 metres by 120 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety and having due regard to policies and proposals CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An intrusive site investigation based on the proposals outlined within the Dig-Geotech Report Ref: 667/R01 12/12/2018; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Preliminary reporting suggests that Contamination could be present at the site as a result of previous land uses (&/or activities) at the site that could pose a risk to future occupiers.

- 6 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition 4** shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Preliminary reporting suggests that Contamination could be present at the site as a result of previous land uses (&/or activities) at the site that could pose a risk to future occupiers.

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

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

- 8 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

- 9 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for hedging along the site boundaries and for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The existing close boarded fence on the northern and western site boundaries together with the hedging approved under condition 8 above shall be permanently retained and maintained in good condition, and at no time shall there be any gates or other openings installed providing access to the land to the north.

Reason: To prevent access to the land to the north which is identified as a Primary support site in The Solent Waders and Brent Goose Strategy (SWBGS) and protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act (2006), Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy E17 of the Pre-Submission Havant Borough Local Plan, and the National Planning Policy Framework.

- 11 No development shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

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.

- 13 Development shall proceed in accordance with the ecological mitigation and enhancement measures detailed within the Initial Ecological Appraisal and Ecological Construction Environmental Management Plan (EcoSupport, February 2019) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be installed as per manufacturer's instructions and retained and maintained in a condition suited to their intended function.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, the Wildlife & Countryside Act 1981, the NERC Act (2006), Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

- 14 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.

- 15 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.

- 16 Prior to the installation of any external lighting on or adjacent the northern site boundary, details of such installation shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be maintained strictly in accordance with the approved details, unless subsequently removed.

Reason: To prevent disturbance to wildlife and having due regard to policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 The development shall be constructed in accordance with the submitted schedule of external facing materials, surfacing materials and boundary treatments set out on drawing numbers:

18-3060-101 P7,
18-3060-102 P5,
18-3060-103 P5,
18-3060-104 P4
18-3060-105 P5 and
18- 3060-100P12

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.