
Site Address:	26 West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Demolition of existing dwelling and erection of 3No. 2bed dwellings with parking and refuse.		
Application No:	APP/19/00021	Expiry Date:	22/03/2019
Applicant:	BJ Smith Builders		
Agent:	Mr D Treagus	Case Officer:	Tina Pickup
	Derek Treagus Associates		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The red lined application site relates to the whole of the original site at 26 West Haye Road - an 'L shaped' site. The site previously comprised a gable fronted detached bungalow on a deep site that benefits from extra width at the rear where there was a separate habitable outbuilding aswell as a line of sheds along the rear, southern boundary. Additionally there was a swimming pool in the rear garden area. All structures on the site have now been demolished, the site cleared and work commenced on the replacement front dwelling, recently approved under APP/19/00524.

The land slopes down slightly to the south and the property to the east, No 28, is set at a slightly lower level. Boundaries are mixed - the eastern boundary with No 28 comprises a white rendered wall and the western boundary with No 24 comprises a mix of fencing at the front of the site and a wall to the rear. There is a line of mature evergreen trees adjacent the wall providing existing screening for a section approximately mid-way back in the site.

The area is characterised by predominantly linear detached bungalows set on modest plots. To the east, there is a backland development of 4 bungalows set behind frontage development. This is a high density, tight development and these properties have small gardens, just about 7m. This scheme was permitted under ref 01/54265/002 in November 2011 before the current Design Guide SPD was adopted.

2 Planning History

APP/19/00524 - Demolition of existing dwelling and erection of 1No. single storey 2bed. dwelling with associated parking and refuse., PERM 28/06/2019

3 Proposal

Demolition of existing dwelling and erection of 3No. 2bed dwellings with parking and refuse.

During the course of determining this application the scheme was revised and amended from 4No dwellings to 3. The layout now proposes a replacement frontage bungalow, with side drive serving 2 new bungalows at the rear. Each dwelling is served by 2 parking spaces - arranged as one adjacent each property's frontage, with 3 spaces and an

area for turning shared centrally in the site against the western boundary.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control - on original plans

Compliance with Approved Document B section 5 Fire Authority access to be shown

Boundary to be 1m away to comply with Approved Document B unprotected area issues

Building Regulations consent will be required for this work

Building Control - on amended plans

The surface of the proposed driveway should be suitable for Fire Authority access.

Community Infrastructure - on original plans

CIL Liable.

Additionally, instructions should be passed by the Case Officer to the CIL Team to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, now based on the number of net additional dwellings and their respective number of bedrooms. As there is currently a single family dwelling in use on the site, the fee for the unilateral undertaking will be based on 3No. 2 bed dwellings

Community Infrastructure - on amended plans

An amended CIL Additional Information form will be required, if not already submitted, this should reflect the amended floorspace figures.

Further to our earlier consultee comments in respect of the Solent Recreation Mitigation Strategy Unilateral Undertaking, as there is currently a 'single family dwelling? in use on the site, the fee for the unilateral undertaking will be based on 2No. 2 bed dwellings.

Crime Prevention

None received

Hampshire Highways - on final amended plans

Confirm no objection subject to following conditions and note:

Conditions

Prior to development commencing at least the first 6m. of access drive measured from the edge of carriageway of the adjacent highway shall be surfaced in a non migratory material. The surfacing of the drive shall be retained thereafter.

Prior to the first occupation the area shown on the approved plan for the parking and manoeuvring of vehicles shall be provided and retained for these purposes at all times.

Note

Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact

highways.development.control@hants.gov.uk

Highways Engineer - on original plans

The Highway Authority has no adverse comment on the principle of the development. However it is not clear from the plan that the drive has a widening at the end to allow two cars to pass. The plan is a little confusing in the area of the bin store and should be amended.

Highways Engineer - on 1st set of amended plans

The Highway Authority has no adverse comment on the principle of the development. The new submitted plan makes it clear that the drive has a 4.8m widening at its access with West Haye Road to allow two cars to pass and also clearly shows the bin store

Natural England - original response dated 20 March 2019

Chichester & Langstone Harbours SPA

This application is within 5.6km of the Chichester & Langstone Harbours Special Protection Area and will lead to a net increase in residential accommodation. As a result, impacts to the coastal Special Protection Area and Ramsar Site may result from increased recreational disturbance. Natural England is aware that Havant Borough Council has adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

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.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all

identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any permission given.

Species and Biodiversity Enhancement

Natural England refer your authority to our national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2018 as amended), paragraph 109. Natural England recommend that an appropriate level of enhancement, such as the addition of bat boxes and/or bird boxes, are secured as part of this application.

Natural England - interim response dated 17 April 2019 (following introduction of Water Quality issue by case law)

Increased impact from recreational disturbance

Natural England agrees with the conclusions of the HRA and AA with respect to recreational disturbance on the Solent SPAs. Natural England requires the Bird Aware Solent contribution to be secured with any planning permission.

Hydrological changes - foul water

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects. Your assessment has not considered whether the increase in waste water from the new housing will have a likely significant effect on the European designated sites (SPA, SAC, pSPA).

As you know, there is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. The PUSH water quality work 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. The proposal comprises new housing development and it is Natural England's advice that the existing uncertainty about the deterioration of the water environment must be appropriately addressed in order for the assessment to be legally compliant.

Natural England advises that there is a likely significant effect on the European designated sites (SPA, SAC, pSPA) due to the increase in waste water from the new housing. Natural England advises that the assessment currently does not provide enough information and/or certainty to justify the assessment conclusion and that your authority should not grant planning permission at this stage. Where there is a likelihood of significant effects (excluding any measures intended to avoid or reduce harmful effects on the European site), or there are uncertainties, a competent authority should fully assess the implications of the proposal in view of the conservation objectives for the European site(s) in question within the appropriate assessment. Natural England therefore advises that this issue is examined within the appropriate assessment and we recommend that the proposals achieve nutrient neutrality. It is appreciated that this may be difficult for smaller developments. Therefore, we strongly advise that an interim approach is set up for the Borough that developments can contribute to thereby ensuring that this uncertainty is fully addressed by all applications. Natural England must be consulted on any appropriate assessment your Authority may decide to make.

Natural England - response following Position Statement and applicants acceptance of suggested Grampian style condition - dated 9 September 2019
Nutrient Neutrality

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

Natural England is aware that your authority has adopted an interim strategy using Grampian conditions to address nutrient impacts from developments currently in the planning system and we have been working with the Council to develop this approach. It is noted that the mitigation would be secured through a Grampian condition, requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. With regard to deterioration of the water environment, it is noted that the approach to address the positive nitrogen budget for this development is to offset against the interim strategy, with measures to ensure this approach can be adequately secured and accounted for.

It is Natural England's view that in this case, provided the Council as competent authority, is satisfied that the approach will ensure the proposal is nutrient neutral and the necessary measures can be fully secured; Natural England raises no further concerns.

Please consult Natural England on the discharge of the Grampian condition.

Solent Recreation Mitigation Strategy

This application is within 5.6km of Chichester and Langstone Harbours SPA and will lead to a net increase in residential accommodation. Natural England is aware that Havant Borough Council has adopted a planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).

The Appropriate Assessment has taken this into consideration, therefore, providing the appropriate mitigation is secured by any approval, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site, and has no objection to this aspect of the application.

Waste Services Manager

No concerns

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: 22

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
5 letters of objection from 4 addresses, on the original scheme for 4 dwellings:	
My wife and I live at (redacted text), and the right hand boundary of my property, looking from West Haye Road towards the sea, has a brick wall running along that boundary. Speaking to one of the contractors/builders the other day who was removing a tree which runs along that boundary, he said that the roots of the tree may well be under the wall and should any damage occur to the wall, he would replace it with a wooden fence. I informed him that before any replacement took place we should see if any damage had been caused by removal of the tree root. After that point a discussion would take place regarding replacement. I also informed him that all along the wall were several raised flower beds each containing some 2 to 3 tons of earth and that the wall was an integral part of the containment for that earth. I would wish for a like for like brick wall to be erected should any damage occur. Should the contractor/builder attempt to replace the brick wall with a wooden fence, I would oppose this measure, due to the fact that any fence however sturdy could not support or contain that amount of earth, and that in a very short space of time the fence would require maintenance and or replacement.	amended plans have confirmed retention of existing boundary wall
This is excessive and over the development of this site. I would remind the council that it does not consider the cumulative effect of windfall development on Hayling Islands infrastructure.	Noted - amended layout reduces scale of development Proposal is compliant with current

The council is likely to be closely questioned about its windfall development accountancy and subsequent infrastructure by the local plan inspector. On its own this development will have a small effect on infrastructure loading, however, when considered with the other 100 windfall developments on the island per year the council cannot continue to allow such developments without addressing all infrastructure loadings. The NPPF frowns upon such developments of gardens and it also demands developments are sustainable. This development clearly does not meet the NPPF's sustainability tests because it will make life worse for all other islanders especially if other windfall developments are considered.	adopted plan against which this application must be determined - the emerging plan has limited weight and the outcome of the infrastructure issue in Hayling is not yet known. Hampshire Highways have not raised any capacity issues regarding this application.
We strongly oppose the proposed erection of these 4 new bungalows, feeling this is excessive considering the plot size, also the impact it will have on the surrounding properties. West Haye Road being mainly of single dwellings on reasonably sized plots will end up deteriorating into a road serving many small Cul-de-Sacs off of it. Putting all the drainage systems etc. which are antiquated already to over capacity. Also the extra traffic it will bring i.e 8 cars for just this one area. We are very disappointed to see the demolition of No 26 already underway though planning not permitted as yet.. Considering this road has double yellow lines there are already many vehicles parked on them, almost blocking driveways and causing near accidents. We understand the need for more properties but this is excessive.	Noted - amended layout reduces scale of development each application considered on its merits
I strongly object to this proposal. To build 4 dwellings in place of the existing one on the area of land available is excessive resulting in very little room (if any) for green space. We have seen	

this insidious type of 'back garden infilling' increase considerably during the past few years. In West Haye Road alone we have had what were originally 3 bungalows replaced by 7, plus one additional property built in the owner's back garden. A precedent was created when the first of these developments occurred and it now appears that, having started the ball rolling, momentum is gathering pace. How long will it be before the authorities deem it fit to grant planning permission to all house owners in the road to build in their back gardens, resulting in us all being hemmed in? Wildlife has already diminished in the locality due to so much building development. If mindless development continues we soon won't have any wildlife left. Little consideration is being given to the health of the environment, nature and well-being of residents. Furthermore, Hayling Island does not have sufficient infrastructure to accommodate all this extra building. It is quite obvious that having only one road onto the Island is a major problem, in addition to other considerations such as drainage and other public utilities. More development = more strain on resources, more traffic, more pollution, more overcrowding resulting in deterioration in quality of life. I wholeheartedly object to this development taking place. It is time to call a halt to this insanity.	Noted - each application considered on its merits Ecological enhancements can be achieved through condition
Please note the following correction to my recent objection: The number of dwellings built following demolition of the 3 bungalows in West Haye Road is 11 (plus the bungalow built in another owner's rear garden), bringing the net increase to 9. Apologies for the error. (This correction shows the situation to be worse than originally indicated.)	
1 letter of objection on the reduced scheme for 3 dwellings:	
I note that plans have recently been amended to apply for the construction	

of 3 x 2-bedroomed dwellings instead of 4. However, this is still totally unacceptable and my original objections still stand. I note that the Highways Authority have no adverse comments on the principle of the development, stating that the proposed 4.8m access is enough for 2 cars to pass. Do they not have to consider the bigger picture as part of their remit? If not, why not? It's only common sense to employ joined-up thinking rather than consider things in isolation; in this case, the effect of additional traffic on our inadequate road system. I note that even Natural England appear to have caved-in, although they do recommend the addition of bat/bird boxes being secured as part of the application. From current plans, it seems to me that only lip service is being paid to environmental issues. Hayling's issues regarding infrastructure are of paramount importance and the current situation cannot allow further, mindless building on the Island until those infrastructure issues are sorted. It's time that the powers-that-be stop burying their heads in the sand and start thinking straight.	Proposal is compliant with current adopted plan against which this application must be determined - the emerging plan has limited weight and the outcome of the infrastructure issue in Hayling is not yet known. Hampshire Highways have not raised any capacity issues regarding this application. Will be conditioned
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7 **Planning Considerations**

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

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Compliance with Habitats regulations
- (vi) 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. This application APP/19/00021 was submitted first and proposes 3 dwellings on the whole

site - however this application was delayed due to the nitrates water quality issue arising from increased population and need for an HRA and appropriate mitigation. Therefore the applicant submitted a second application, APP/19/00524, on just the front part of the site proposing a one for one replacement dwelling, with the remainder of the site outlined blue. That application did not result in a net increase in population or nitrate discharge and Natural England confirmed they had no objection to that one for one proposal. Accordingly permission was issued on 26 June 2019 for APP/19/00524, enabling the applicant to commence works on that one frontage dwelling, pending the outcome of this application for 3 dwellings.

The proposed layout and design repeats the approved design and layout of the front dwelling under APP/19/00524 such that the works commenced do not prejudice the layout of this current application for 3 dwellings.

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

The proposed backland style layout would repeat a pattern of development that exists in close proximity to the site, east in West Haye Road. These older developments have resulted in high density layouts. The proposed development has been reduced to comply with the current Design Guide SPD that requires 10m rear garden depths and adequate separations. On balance the revised layout achieves an adequate layout that meets minimum requirements whilst respecting the character of the area set by nearby backland developments.

In street scene terms the frontage bungalow would have a hipped front elevation with central bay and porch feature. The dwelling would be on approximately the same footprint as the original dwelling, but would be smaller and narrower, allowing for provision of a side access drive of 3.7m in width, with 4.8m wide passing area at the front to serve the two properties at the rear.

Proposed materials include: Ibstock bricks in Bexhill Red; Marley Modern Grey concrete tiles with terracotta ridge tile; white UPVC windows and guttering; and for the hard surfacing: a mix of charcoal grey blocks; brindle blocks and asphalt.

Overall, it is considered that the proposed replacement bungalow would be in keeping with the character and appearance of the area, in accordance with policy CS16.

(iii) Impact upon residential amenity

In terms of future occupiers the proposed dwellings each have a 10m rear garden which complies with the adopted Design Guide SPD. In terms of impact on neighbours, the front replacement bungalow is of smaller footprint and similar height and siting and overall would have a similar or lesser impact in terms of bulk and mass. Side windows would be screened by existing boundary treatments and at ground floor level would not result in any adverse overlooking.

The two bungalows to the rear would each be set off the side boundaries by about 1.5m and set apart by 2m. Side windows are limited to an ensuite and kitchen and with existing boundary brick walls to be retained, then there would be limited overlooking or adverse impact on neighbours. The introduction of rear dwellings would introduce additional activity, comings and goings to the rear of the site adjacent neighbours private rear gardens. Whilst this may result in some additional noise, the neighbouring properties rear garden spaces are long, some 35 - 40m, and these distances are such that any harm to private sitting out areas would be minimal.

The proposal is therefore considered compliant with the Design Guide SPD and policy CS16.

(iv) Highways and parking

Hampshire County Council Highways have not raised any capacity issues with regard to serving the proposed development for 2 additional dwellings on Hayling Island. Each of the proposed dwellings require 2 spaces to comply with the parking SPD and these are provided as one at the front of each property and three spaces centrally where a turning area is included, enabling vehicles to enter and leave in a forward gear. Hampshire Highways have not objected to the proposal but request conditions including surfacing in a non-migratory material for the first 6m. It is proposed to surface the drive in asphalt with grey blocks for the parking spaces. These are non-migratory and would achieve the aim of the condition. Visually the mix of materials, together with a landscaped frontage would sufficiently break up the appearance of the frontage. Overall the proposal is considered compliant with policy DM13 and the Parking SPD.

(v) Compliance with Habitats regulations

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

The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the appropriate contribution of £1,042.70 and associated Deed has been received.

The second is a package of measures based on the Position Statement on Nutrient Neutral Development. In this instance plot one is a replacement dwelling that does not result in a new household (& has already received permission under APP/19/00524 and works commenced) and hence the increased effect on water quality relates only to plots 2 and 3. The applicant has indicated a willingness to accept a Grampian style condition/legal agreement to secure the outstanding mitigation package relating to water quality issues for plots 2 and 3.

The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment.

(vi) CIL

In terms of CIL the original floorspace of buildings on site amounted to some 305sqm and the proposed development amounts to 251sqm. Therefore there would be no CIL liability for this application. The CIL team will confirm this on decision.

8 **Conclusion**

It is considered that the proposed backland style development of one replacement front bungalow and two to the rear is compatible with the character and pattern of development in the immediate area. The design and layout is considered appropriate to the visual appearance of the street scene and would have minimal impact on the amenity of neighbouring residents. Accordingly the proposal is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00021

(A) 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:

Location Plan & Site Plan Drawing No. 19/803/01 Rev A dated March 2019
Plot One Plans and Elevations Drawing No. 19/803/02 dated March 2019
Plot Two Plans and Elevations Drawing No. 19/803/03 Rev A dated March 2019
Plot Three Plans and Elevations Drawing No. 19/803/04 Rev A dated March 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The development in respect of plots 2 and 3 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 each of plots 2 and 3, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before plots 2 and 3 are first occupied and retained thereafter;
 - b) A mitigation package addressing the additional nutrient input arising from plots 2 and 3 has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the relevant development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such

additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

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 for 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 of the Pre-Submission Havant Borough Local Plan 2036.

- 4 Prior to the first occupation of any of the hereby approved dwellings, a detailed soft landscaping scheme for the areas shown on the hereby approved plans as new landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed distribution and species of ground cover to be planted, the positions, species and planting sizes of any 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 2019.

- 5 No dwelling hereby permitted shall be occupied unless or until the development has erected a minimum of one bat roosting unit and one bird nesting unit within the curtilage of each dwelling, in regards to securing ecological mitigation and enhancement measures in accordance with Conservation Regulations. The boxes shall be retained as such thereafter.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework.

- 6 The area shown on the hereby approved plans for the parking, turning and manoeuvring of vehicles, and other vehicular access arrangements to serve the development shall be provided and 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.