

Chris Briar

Our Ref: APP/21/01317
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29 October 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/21/01317

Site Address: Land adj 2A Longwood Avenue, Waterlooville, PO8 8HX

Description: Proposed 3 bedroom chalet bungalow with associated parking in garden land adjacent to No 2A, with new vehicular access onto Longwood Avenue.(15.06.22). Request to discharge condition 5 (19.09.22). Request to discharge condition 3 (22.3.24).

This decision relates to your request to discharge conditions which was valid from 22 March 2024.

Havant Borough Council as Local Planning Authority hereby REFUSES the submitted application as not meeting the information requirements of the following Conditions of Planning Permission APP/21/01317.

The condition in respect of which information has been submitted is:

Condition 3:

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, and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details:

Professional consultant's certificate - Uploaded 22 March 2024

Part F Evidence of mechanical ventilation flow rate testing - testing of fixed fans - Uploaded 22 March 2024

Part G compliance report - Uploaded 22 March 2024

Part L compliance report - Uploaded 22 March 2024

Energy Performance Certificate - 2A - Uploaded 22 March 2024

Energy Performance Certificate - 2B - Uploaded 22 March 2024

Building Regulations Certificate of Completion - Uploaded 22 March 2024

Reasons for refusal:

The submitted Water Efficiency Calculations and supporting documents do not meet the requirement of 110 Litres per person per day set out in planning condition 3 and Building Regulation 36(2)(b).

Alex Robinson

Alex Robinson

Executive Head of Place

Date: 29 October 2024