
Site Address:	50 Sandy Point Road, Hayling Island, PO11 9RR		
Proposal:	Demolition of existing dwelling. Proposed 1No. detached three bed chalet style bungalow (Resubmission) and alteration to an existing vehicular access.		
Application No:	APP/21/00838	Expiry Date:	04/10/2021
Applicant:	Ms Stachon		
Agent:	Mr Mallen	Case Officer:	Lesley Wells
	Thorns-Young Ltd.		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Sandy Point Road lies on the south side of the road. The property is a small bungalow set back into the site. There is an existing vehicular access to the front of the site, with on site parking.

The site falls within Flood Zone 2 and 3.

2 Planning History

APP/20/00820 - Demolition of existing dwelling; Proposed 1No. detached three bed house., WD,25/03/2021

3 Proposal

The proposal would replace a small bungalow that sits back into this narrow plot, with both the properties either side sitting forward, with a 3 bed chalet bungalow with dormers to the side within a steep pitched roof. The proposal would be set forward basically in line with the properties to either side facing Sandy Point Road. (Resubmission). The development, would incorporate a single storey flat roofed rear extension, with a roof lantern. The access would be widened by the demolition of part of the front wall, which is less than 1m high.

The agent has advised that fencing along the eastern boundary has been moved by a neighbour. The agent has confirmed that the plans reflect the boundary shown on the Ordnance Survey block plan and the disputed position of the fence.

An earlier proposal to replace the existing dwelling was withdrawn under reference APP/20/00820.

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)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
E20	(Drainage infrastructure in new development)
E2	(Health and wellbeing)
E1*	(High quality design)
H1*	(High quality new homes)
E3	(Landscape and settlement boundaries)
E12	(Low carbon design)
E12	(Low carbon design)
E16	(Solent Special Protection Areas)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure

CIL Liable:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>. The applicant has submitted a completed CIL Form 7 Part 1 to enable self build relief to be granted.

Not SRMS liable as the application is for a replacement dwelling.

Councillor Clare Satchwell - Hayling East

No comment.

Councillor I Scott Hayling West

No comment.

Councillor R Raines - Hayling East

No comment.

County Ecologist - No Objection

The application is accompanied by a Bat Survey report (Crossman Associates, August 2021). The dwelling has been subject to detailed inspection and is considered not to offer potential for roosting bats. No further ecological assessment is considered necessary.

If you are minded to grant permission, can I suggest that the recommended ecological enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological enhancement measures detailed within the Bat Survey report (Crossman Associates, August 2021) unless otherwise agreed in writing by the Local Planning Authority. Ecological enhancement measures shall be implemented as per ecologists' instructions and retained in a condition and location suited to their intended purpose. Reason: to protect biodiversity in accordance with the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Developer Services, Southern Water

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

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging

Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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.

No overflows from infiltration facilities will be allowed to communicate with public sewers. 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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Officer comment: a condition requiring details of the SUDs is permission is granted is recommended.

Engineering/Drainage

No comment.

Environment Agency - No Objection

We have **no objection** to the proposal as submitted.

Advice to the Local Planning Authority and Applicant

Issues to consider

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Details and adequacy of flood proofing and other building level resistance and resilience measures.
- Ensure flood risk mitigation measures for the lifetime of the development are adequate and resilient to all extreme flood levels.
- Safe access and egress routes have been shown in the Flood Risk Assessment, but we would recommend the occupants sign up to the Environment Agency's Flood Warning Service.
- Details and adequacy of an emergency plan.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you would like to find out more about reducing flood damage, please visit the Flood Risk and Coastal Change pages of the planning practice guidance (<https://www.gov.uk/guidance/flood-risk-and-coastal-change>).

Further guidance on flood resistance and resilience measures can also be found in: *Government guidance on flood resilient construction*
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Advice to the Applicant

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal);

- On or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- On or within 16 metres of a sea defence;
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and/or
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance, please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to contact us at the earliest opportunity.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Flood Risk Assessment

We are disappointed that the comments in paragraph in Section 8.7 of the submitted Flood Risk Assessment have not been updated since the original planning application, particularly as there has not been any objection raised. As stated in our previous response, the Environment Agency takes care to look at each planning consultation depending on the level of risk. In this case, as we know the area very well, we are comfortable that the proposal is an improvement on the existing use. Sharing knowledge and taking a partnership approach is important in building good working relationships with developers and planning consultants, we hope you can agree.

Officer comment: the Environment Agency comments would be added as an informative, if permission is granted.

Hampshire Highways - final comments - No Objection

It is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the LPA, a subsequent agreement will need to be granted by HCC as HA to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link. Apply for a vehicular access/Hampshire County Council (hants.gov.uk). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the HA provide no objection to the above planning application subject to the applicant applying to extend their vehicular access in the appropriate manner.

Officer Comment: The above Highway comments would be included as an informative if permission is granted.

Hampshire Highways - 1st comments

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

Officer comment: Amended plan subsequently submitted showing the widening of the access, on which the Highway Authority was reconsulted.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
Character and Appearance	See Section 7 below
Over development of the site - out of scale for the size of plot	
Replacement should be of a similar size to that replaced.	
Not in keeping with building line.	
Unattractive blank rear wall	
Amentiy	
Loss of natural light - overshadowing of our property - overbearing	
Direct views into neighbour's rooms - loss of privacy.	
Unacceptable loss of privacy in garden.	
Adverse impact on health & well-being.	
Cause disturbance	

5 representations:

2 Objections

3 Support

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) Flooding
- (v) Ecology
- (vi) Parking & Access
- (vii) Drainage
- (viii) 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.

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

The site is a narrow plot. The proposal would replace a modest detached two bedroomed bungalow (with an internal area of approximately 47sqm), which is of substandard quality, that is set back 9 metres from the frontage of neighbouring properties and approximately 17 metres back from Sandy Point Road. It is finished in cream painted brick beneath a gabled slate roof.

The proposal is for a chalet bungalow, which would be larger than the existing bungalow, set forward in the site, so that its frontage would be in line with the bungalows to either side of the plot, and the general building line along this part of Sandy Point Road. To the rear there would be a single storey element which would be forward of the dwellings on either side. The floor area of the proposal would be 135 sqm, which would comply with the Government's housing standards, with a height of approximately 6.1m. The height of the proposal would be marginally higher than No. 48 and marginally lower than 52, if the planning permission for this property, approved under reference APP/20/00939.

The proposal would have a steep pitched roof (approximately 55 degrees), with a flat roofed dormer on either side, plus rooflights. There would be a 1.5m gap from the boundaries on either side to west and east. To either side of the plot, to the front, the close boarded fencing is up to 1.8m high. Development within the locality mainly comprises of bungalows and chalet style bungalows, with the proposal reflecting the latter.

The scale of the development, having regard to the constraints on the site would be not adversely impact on the character and appearance of the area, in accordance with Policy CS16 of the HBLPCS and Policy E1 of the Submission Local Plan.

(iii) Impact upon residential amenity

The properties most likely to be impacted by the development are 48 and 52 Sandy Point Road, with a tighter relationship, where the proposal extends to the front.

As to 48 Sandy Point Road there are two small windows along the eastern elevation, set back further into the site, with the main projecting front of the property, a garage. The proposal would be sited approximately 1.5m away from the boundary with No. 48, which likewise has a footpath on the opposite site of the fence, increasing the separation distance to around 2.5m. The existing bungalow is closer to No. 48, than the proposal, by approximately a metre, albeit set further back into the site.

Due to the existing 1.8m fence along the western boundary and the roof pitching away from the neighbouring property, the proposal should not lead to a material loss of light or overshadowing or dominate No. 48.

As to the two windows of the dormer at first floor these would service two ensuites, necessitating obscure glazing, which would be condition if permission is forthcoming. The rooflights which would service the two bedroom, would be approximately 1.7m above first floor ground level, which should not lead to a material loss of privacy to No. 48 by reason of overlooking.

The three windows (one of which is high level) and door on the west elevation should not materially impact on No. 48 due to the existing 1.8m high fencing between the two properties.

With regard to 52 Sandy Point Road, there are three windows on the western elevation, plus a door, which according to existing ground floor plans submitted in respect of application APP/20/00939 services a bedroom, bathroom (obscured glazing) and living room. If the aforementioned planning permission is implemented these three windows would service a study, (this room would also have a door), bathroom and living/dining room, with a window to the rear. There is a pathway down the side of this property which is approximately 1m wide, together with a 1.8m fence along the western boundary in front of two of the windows, with the existing bungalow opposite the third window. Limited daylight and outlook is afforded to these windows, due to the existing fence and the existing bungalow. The proposal would be sited 1.5m away from this boundary fence with the pitched roof hipped away from this property. Having regard to the separation distance of approximately 2.5m, with the roof hipped away from the neighbouring property, it is considered, that the proposal would not materially lead to a loss of light or overshadowing or be significantly dominant to this property.

As to the dormer on the east elevation this would service a stair well and if permission is forthcoming a condition is recommended that the window would be obscurely glazed. As to the three rooflights, which service the two bedrooms and a hallway, these are shown at approximately 1.7m above the first floor level, which should not lead to the material overlooking of the neighbour's property. As to the window in the rear elevation, this would service a bedroom and would have oblique views of neighbouring properties' gardens. This would be similar to the permission approved at number 52 and another property in the immediate locality and to be expected in a residential estate.

As to the four windows (two of which are high level) and a door at ground floor on the east elevation, these would service a utility, dining/bedroom, cloak and living room. Due to the existing 1.8m fence along the eastern boundary, these should not materially impact on the privacy of No. 52 Sandy Point Road. Concerning the single storey rear extension, this would satisfy the 45 degree test, for both 52 and 48 Sandy Point Road and due to their separation distances would not materially impact on the residential amenity of the neighbours' properties to either side.

The proposed material would be: finished white render (ground-floor)) and light oak cladding (first floor), with a gabled slate roof.

The proposal would have a garden depth of 15m, which would be appropriate for a family property, with a separation distance of approximately 19m to the property to the rear. Having regard to the boundary treatment to the rear of fencing and vegetation and other development in the immediate locality, this is considered to be appropriate for this location.

(iv) Flooding

In flood risk terms, the site lies within current Flood Zone 2 and 3 with the proposal increasing the area of built development on the site. A Flood Risk Assessment has been submitted with the application which sets out a number of mitigation measures to deal with the risks arising:

- The development is for a replacement dwelling;
- Betterment will be provided which include maximising porous and permeable areas, the highest forms of SUBS to be used for a previously 100% un-attenuated site and mandatory and standard resilient measures;
- Betterment is to be provided compared to the existing dwelling, with all sleeping accommodation to be located at the first floor level;
- Flood resilient techniques that would be employed as recommended in the NPPF Technical Guidance;
- Evacuation plan.

The EA was consulted over the proposal and raised no objection to the proposal. The points raised by the EA, would be included as an informative if permission is granted, together with a condition that the development shall proceed in accordance with the submitted Flood Risk Assessment.

As to the sequential test the site falls within FZ 2 and 3 and the proposal is for a replacement dwelling on the site. Therefore an alternative site is not considered to be a realistic option. As to the exception test the proposal is considered to be a sustainable solution and a betterment over the existing dwelling on the site as the proposal incorporates a first floor, with all the bedrooms at this level with the option of an internal safe refuge, if the site was to flood in the future. Further, the FRA has demonstrated that the lifetime of the development would be safe, without increasing flood risk elsewhere. Therefore subject to a condition requiring the proposal to accord with the FRA the development accords with Policy CS15 of the HBLPCS and Policy E19 of the Submission Havant Borough Local Plan.

(v) Ecology

The application is accompanied by a Bat Survey Report, which included a detailed inspection of the dwelling, which found it did not offer potential for roosting bats. The Council Ecologist has been consulted over the proposal and found that no further ecologic assessment is considered necessary.

However, the CE recommended ecological enhancement measures are secured by condition. It is recommended that such a condition be imposed if permission is granted.

(vi) Parking & Access

There is an existing vehicular access to the site, with a dropped kerb, this will be extended by the demolition of part of the front wall and ground work to facilitate the use of the access. The Highway Authority on being reconsulted has advised has raised no objection to these works.

Two car parking spaces are shown to the front of the property, with the cycle storage to the rear (plus the bin storage) which accords with Havant's Car Parking SPD and policy DM 13 of the HBLPCS and policy IN3 of the Submission Local Plan.

(vii) Drainage

Southern Water has commented on the application. The FRA states that for foul drainage, the development will utilise an existing connection to the main sewer. For surface water the scheme proposes a sustainable drainage solution (SUDs). If permission is granted, details of the foul and surface water solution would be a precommencement condition which has been agreed with the agent.

(viii) CIL

The proposal would be larger than the dwelling it would replace. The larger internal area is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross increase in additional internal floor space for the dwelling has been calculated by the agent as 88.25 sqm, which would be £13,119.31. Exemption is being claimed.

8 Conclusion

The proposal would not have an adverse impact on the street scene, or residential amenity. In flooding, ecology and highways terms the proposal is considered acceptable and conditional planning permission is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00838 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 dated 12 August 2019

Proposed Block Plan - Drawing No. 3164.19A

Proposed Floor and Elevation Plan - Drawing No. 3164.9A

Flood Risk Assessment produced by ARK Environmental Consultancy Ltd dated September 2020

Reason: To ensure provision of a satisfactory development.

- 3 Development shall proceed in accordance with the ecological enhancement measures detailed within the Bat Survey report (Crossman Associates, August 2021) unless otherwise agreed in writing by the Local Planning Authority. Ecological enhancement measures shall be implemented as per the ecologists' instructions and retained in a condition and location suited to their intended purpose.

Reason: to protect biodiversity in accordance with the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy 2011, Policy E14 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plan 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, Policy IN3 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policies E1 and H1 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the dormers in the first floor on the west and east elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E1 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drainage provision 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B and E Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of neighbours and parking provision having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Policies E1 and IN3 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 9 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment produced by ARK Environmental Consultancy Ltd dated September 2020. The mitigation measures shall be fully implemented prior to occupation. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants having due regard to Policies CS15 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E19 of the Submission Havant Borough Local Plan and the National Planning Policy Framework.

- 10 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.

- 11 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.