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Our Ref: APP/20/00276
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Ask For: Mrs T Pickup
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02 August 2021

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

Application Number: APP/20/00276

Site Address: Garage blocks, Willowdene Close, Havant

Description: Proposed change of use, conversion and extensions, including first floor addition to block B, of existing garage blocks to create 2 No. three bedroom detached dwellings with associated car parking, bin and bike storage, reconfiguration of existing vehicular access, new gate and new fencing and boundary treatments.

This decision relates to your request to discharge condition 3 which was valid from 11/02/2021.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/20/00276.

The conditions in respect of which information has been submitted are:

Condition 3:

Neither of the 2 dwellings hereby permitted shall 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 dwelling, 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 first occupation of each dwelling and retained thereafter;
- b) A mitigation package addressing the additional nutrient input arising from each dwelling 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 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.

Details submitted:

Nitrogen Budget Calculator - on Council's website dated 11 March 2021

Water Efficiency Calculation Report for Dwelling A by Beat on Council's website dated 11 March 2021

Water Efficiency Calculation Report for Dwelling B by Beat on Council's website dated 11 March 2021

Confirmation of use of water flow restrictors to achieve stated litres/person/day - email from Beat dated 23rd April 2021

Receipt of appropriate financial mitigation and Unilateral Undertaking Deed dated 26 April 2021

Completion of Habitats Regulations Assessment (HRA) and Screening and Appropriate Assessment (AA) dated 23rd June 2021

Note - you are reminded of the ongoing compliance requirements associated with 3(a) – i.e. all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter.

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins

Director of Regeneration and Place

Date: 02 August 2021