

COMMITTEE REPORT

Site Address: 54 Stockheath Road, Havant, PO9 5HQ
Proposal: Application for a change of use of a vacant retirement home to provide temporary accommodation for homeless families in the borough of Havant.
The proposed works include the remodelling and refurbishment of the existing two-storey building, together with the demolition of the existing lean-to canopy and conservatory, which are in poor condition, replacement boundary treatment and bin store building as well as alterations to fenestration. The proposal also includes the removal of overgrown mature trees along the site boundary, with replacement planting of native species to enhance biodiversity and provide new habitats for wildlife.
Application Type: Full planning permission
Application No: APP/25/00081 Expiry Date: 25/11/2025
Applicant: Havant Borough Council
Agent: MAC Construction Consultants Case Officer: Selina Donophy
Ltd
Ward: Leigh Park Central and West
Leigh

Reason for Committee Consideration: Havant Borough Council application

Development Manager Recommendation: **GRANT PERMISSION**

Executive summary

This proposal relates to a building in previous use as a rest home, formerly known as 'Fawnhope rest home' which is located on the north side of Stockheath Road on the boundary with the Leigh Park Local District Centre.

The proposal seeks to change the use of the building, including a small increase in bedroom number to allow for the use of the building as temporary accommodation for local families in the area awaiting permanent housing allocation.

The building has been extended within the past 15 years to allow for additional residential space at the property with the latest being in 2018 under APP/18/00069 whereby an extension was added to the front elevation.

The proposal would not comprise of any extensive building works to the existing property, however the front extension would be removed and a bin and cycle store erected following the removal of the existing store building. The other changes would include more minor alterations such as the upgrading of windows and external materials, landscaping and surfacing. There would also be alterations to the planting within the site and to the site boundaries.

The works proposed are considered to modernise and upgrade the building in order to make it more efficient and to provide better living standards for future residents. The landscaping and planting works are judged to neaten the site whilst allowing for appealing living conditions for occupants no longer overshadowed by the dominant tree line and also providing greenery within the site, the details of which are to be agreed by planning condition.

Overall the works are considered to improve the overall appearance of the site, in a use consistent with Policies CS4 'Town, District and Local Centres' and CS6 'Regeneration of the borough'. Further details in regard to landscaping, planting and lighting details are to be agreed via planning condition.

There is an existing area of hard surfacing towards the front of the building which would allow for on site parking . The site is considered to be highly sustainable with nearby bus and rail services within walking distance and local amenities also within walkable distance with the LIDL supermarket located immediately adjacent to the site. There would also be ample cycle storage available within the proposed cycle store which would encourage sustainable transport for residents to make use of.

The site is within Flood Zone 1 and as such is not considered to be at risk of flooding now or in the future. A S106 Agreement would be required to secure contributions towards Nutrient and Solent Recreation mitigation.

In assessing the proposal against the adopted Local Plan and the National Planning Policy Framework (NPPF) it is considered that the development represents sustainable development. The application is therefore recommended for approval, subject to a S106 Agreement and appropriate planning conditions.

1. Site Description

- 1.1 This application site comprises a detached property at single storey height with accommodation in the roof located on the north side of Stockheath Road. This building was in previous use as a care home and has since been purchased by Havant Borough Council for the purposes outlined in this application.
- 1.2 The building is irregular in shape following various extensions which have been added over the years. The site is set back from the road with areas of grass and hard surfacing surrounding the building. At present the site boundaries are formed from a mixture of fencing, hedging and tall conifer trees.
- 1.3 The site is located on the boundary with the Leigh Park Local District Centre with the LIDL supermarket sited immediately to the west of the site. To the east of the site are residential properties.

2. Planning History

Planning Application - APP/13/00304 - Single storey extensions to northern and southern wing and front elevation to provide 4No. additional resident bedrooms. (Revised Application). Permit 24/05/2013.

Planning Application - APP/18/00069 - Single storey ground floor extension to principal elevation. Permit 27/03/2018.

Planning Application - APP/18/00066 - Change of use from residential to provide 4No. care bedrooms and lounge, construction of extension to side and rear with link to adjacent Fawnhope care home. Permit 18/04/2018.

3. Proposal

- 3.1 Application for a change of use of a vacant retirement home to provide temporary accommodation for homeless families in the borough of Havant.
- 3.2 The proposed works include the remodelling and refurbishment of the existing two-storey building, together with the demolition of the existing lean-to canopy and conservatory, which are in poor condition, replacement boundary treatment and bin store building as well as alterations to fenestration. The proposal also includes the removal of overgrown mature trees along the site boundary, with replacement planting of native species to enhance biodiversity and provide new habitats for wildlife.
- 3.3 A cycle and bin store would be provided alongside the Southern boundary of the site following removal of the existing store building.
- 3.4 3no car parking spaces would be provided on the existing hard surfacing located forward of the front elevation of the building.
- 3.5 In the event that the application is approved the applicant is aware that a separate HMO licence from the Council would be required under Environmental Health legislation.
- 3.6 The application has been accompanied by a Supporting Statement which states the following:

Like many Councils across the country, Havant Borough Council is facing a significant logistical and financial challenge when it comes to providing temporary accommodation for homeless residents.

One of the ways the Council is trying to address the high spend on nightly-paid accommodation (often between £50-70 per household per night) is to buy our own facilities to provide this housing rather than relying on the expensive options currently provided by the private sector. In December 2025, the Council have in excess of 100 households in temporary accommodation (with a significant number of these households currently placed out of borough due the lack of local accommodation).

Being housed out of the borough can be very difficult and disruptive, especially for families with children, as it may mean they have to move away from their support network of family and friends, but also potentially changing their child's school or nursery. By creating these new units, we hope to help more households stay in the borough until a permanent home becomes available.

54 Stockheath Road was chosen primarily for its size and location with excellent local amenities and public transport access. It will enable us to help a number of households by making sure they have safe, good quality accommodation within the area they grew up in or have a local connection to, whilst significantly reducing how much the Council is spending.

Management of properties and tenants

The Council own the properties and will be managing the tenants and tenancies. Various options for how best to manage the properties were investigated, including contracting this service to a management organisation, however we feel the best way to ensure people are quickly helped into settled accommodation is for the Council to manage this process within our experienced housing department.

Therefore, the Council's Housing Services team will be responsible for allocating and managing tenants, who will be people who present to the Council as homeless. We will follow the relevant housing and homelessness acts and legislations in relation to who is eligible.

The households placed in this accommodation will have a 'local connection' to the area. As set out in Section 199 of the Housing Act 1996, a person has a 'local connection' with the borough of Havant if they:

- Live here now or have lived here before by choice,*
- Work here,*
- Have closely family here, or*
- Have other special circumstances linking them to the area*

The Housing Services team considers the type of accommodation before placing a person or household there. For example, this property is not suitable for people who have complex needs.

The Council will be the landlord, and the Council's Housing Services team will provide tenants with a licence-based tenancy agreement. This type of tenancy agreement is for short-term, temporary accommodation and will come with a set of conditions which the tenants must follow, this includes the acceptable behaviours both inside and outside of the property. Their placement in the accommodation will be at risk and potentially terminated if these are not followed.

The Council will set and collect the rent, which will be charged at an affordable rate. The Council's Housing Services team will be actively supporting the tenants of this property to move into settled accommodation, either from the Councils Housing Register or into private rented accommodation.

There is a small office on site. HBC staff and partners will regularly visit the site to carry out assessments or provide 1-2-1 support for the tenants, which will help to prepare people for moving into settled accommodation.

- 3.7 It is noted that the intended market for future occupiers is not a material planning consideration.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy)

CS1 (Health and Wellbeing)

CS4 (Town, District and Local Centres)

CS6 (Regeneration of the Borough)

CS8 (Community Safety)

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)
DM10 (Pollution) Page 119
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)
AL3 (Town, District and Local Centres)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

County Archaeologist

Thank you for your consultation. I am happy to confirm that I would not raise any archaeological issues,

County Highways Team

Existing Conditions:

The site is located at the western end of Stockheath Road service road, north of Stockheath Road. The building is surrounded by a mix of residential and commercial uses.

Access to the site is available from a gated access off Stockheath Road service road, which leads into a courtyard.

Local Highway Network

The surrounding highway network includes Stockheath Road, Petersfield Road, Tidworth Road, Park Parade, and Dunsbury Way. Footways are generally present on both sides of the carriageway and they are subject to local parking restrictions, including double yellow lines and short-stay limits.

Walking

The site benefits from pedestrian infrastructure which includes continuous footways on both sides of surrounding roads, signalised pedestrian crossings, zebra crossings, and dropped kerbs with tactile paving at key crossing points. Street lighting is present along all main pedestrian routes

Cycling

Cycling infrastructure in the area includes shared footway/cycleways and through a combination of on-road and off-road cycle routes within the local network.

Bus

The nearest bus stops to the site are located along Stockheath Road served by Stagecoach South and First Bus services. These stops benefit from frequent services throughout the day, providing direct connections to Havant, Portsmouth, Petersfield, and other surrounding destinations.

Rail

Havant Railway Station is approximately 1.8km from the site, and can be reached by bus, cycle or on foot. The station offers frequent services to major destinations including Brighton, Southampton, Portsmouth, and London, and is equipped with 92 cycle spaces and partial step-free access. Bedhampton Station also provides additional rail services and 20 cycle spaces.

Sustainable Travel Summary

In summary, the site is located in a sustainable and accessible location, benefiting from pedestrian and cycling infrastructure, frequent bus services, and access to rail connections.

Trip Generation

Noting the proposed change of use the applicant has provided a trip generation assessment to demonstrate the likely volume of trips associated with the proposed use, including a comparison with the existing/previous use. 3 The methodology and presented data is considered acceptable to the Highway Authority, demonstrating limited impact in terms of traffic impact.

Car Parking

The proposed development includes three on-site car parking spaces. The Planning Authority, as local parking authority, will need to be satisfied that there is adequate parking available having regards to Adopted Parking Policy and Standards document.

Recommendation

Having regard to the above the Highway Authority offers no objection subject to the following condition.

Construction Traffic Management Plan

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- a) A programme of and phasing of demolition (if any) and construction work;*
 - b) The provision of long-term facilities for contractor parking;*
 - c) The arrangements for deliveries associated with all construction works;*
 - d) Methods and phasing of construction works;*
 - e) Access and egress for plant and machinery;*
 - f) Protection of pedestrian routes during construction;*
 - g) Location of temporary site buildings, compounds, construction material, and plant storage areas;*
 - h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.*
- Demolition and construction work shall only take place in accordance with the approved method statement.*

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety

Southern Water

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services.

Please contact Portsmouth Water who are the relevant statutory undertaker.

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Surface water discharge proposed to existing watercourse

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Following on from the most recent correspondence which advise the applicant planning on using the existing connection. We therefore have no further comment regarding foul drainage.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sectorguidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Case Officer comment: *This has been discussed with Southern Water and pre-commencement details are no longer required.*

Portsmouth Water

Thank you for consulting Portsmouth Water, the Catchment & Environment Team have reviewed the application and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Environment Agency

No comment received

Southern Gas - IM and MP Pipelines

No comment received

Arboriculturalist/Tree Officer

Thank you for the consultation. I can confirm that I have no objections on arboricultural grounds.

Norse - Waste Strategy

No comment received

Landscape Team

From a landscape perspective we have the following comments:

- The loss of the existing conifers is deemed to be detrimental to the landscape character of the local area. However given the species type there is an opportunity to improve the biodiversity by replacing the conifers with UK native species. Given the scale of the existing trees any replacement planting will need to be of a sufficient height to tree to offer some screening when initially planted. We would advocate 12-14 Heavy standard trees to offer immediate screening.
- There is a lack of consistency with the submitted drawings, the 'Site Plan As Proposed' suggested that the existing and replacement boundary trees fall outside the curtilage of the site, where as the arb report shows the true location of the existing trees. For clarity all replacement planting must sit within the site boundary.
- We have concerns with the courtyard design and in particular the use of artificial grass as a play space for children. Artificial grass can get hot in the summer sun as it absorbs and retains heat from the sunshine. We recommend an alternative surface for play.

Recommend to condition soft landscaping and hard landscaping.

Case officer comment: *The applicant has since revised the artificial grass to real grass and has revised the plans to show all planting as correct. Further comment received:*

I did notice that the planting plan refers to a native shrub and tree mix which is perfectly acceptable. However, for clarity and completeness, I would appreciate it if you could request that the Agent provides a detailed species list for the proposed trees and shrubs to be planted.

Case officer comment: *A Planting condition is recommended to secure the requested information.*

Environmental Health

Thank you for consulting Environmental Health regarding the above application. I have reviewed the proposals and supporting documents including the Design and Access Statement and plans.

The proposed residential dwelling is set back around 20 meters from Stockheath Road, with external plant serving Lidl superstore around 20 meters to the west. As such, a noise assessment is required to determine appropriate noise mitigation measures. There are concerns that relying upon open windows for ventilation may compromise internal noise levels.

A condition restricting construction hours is recommended to protect the amenity of nearby residents from construction activities.

Recommended conditions:

Internal noise levels

Prior to first occupation of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014, and that L_{max,F} noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms [as detailed in note 4, Figure 2 of ProPG 2017], shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: *to protect the amenity of future occupiers.*

Construction Hours

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: *To protect the amenity of residents from construction activities*

Building Control

No comment received

Ecologist

Thank you for consulting me on this application. The application is accompanied by an Ecological Impact Assessment (South Downs Ecology, July 2025), and a Biodiversity Net Gain Statutory Metric (Havant Borough Council, August 2025).

The site comprises a large, detached dwelling surrounded by expanses of hard surfacing, a small area of grassland and planted herbaceous and woody vegetation, and boundary coniferous trees. I am content that the site is of limited ecological value overall. In terms of ecological features, the dwelling has been shown to support a small Common Pipistrelle bat roost, confirmed by the observation of a bat beneath hanging tiles and then emerging from the building during surveys in May 2025. The applicant's ecologist is certain that the proposed works will not impact the identified bat roost and that a European protected species licence is not required. I have no reason to doubt this conclusion, and I would simply highlight that the avoidance of impacts to legally protected species is the responsibility of the applicant and their appointed agents. Should impacts be considered likely, it is for the applicant and their appointed agents to ensure that the requisite licence is obtained prior to any potentially disturbing works commencing.

The Biodiversity Net Gain assessment has been undertaken correctly. The submitted BNG metric calculations conclude that the proposed development will result in a habitat unit deficit of 0.34 and a hedgerow unit deficit of 0.12 which equates to -100% for each. No details are provided on the proposed landscaping for the site, and it is not therefore possible for me to comment on the suitability of any proposed habitat compensation measures. Presumably, the BNG deficit will be provided on site. It is not mandatory to provide details of final BNG measures at the application stage, although I would welcome future discussion around how the BNG obligation is to be met.

If you are minded to grant permission, can I suggest that all ecological measures are secured by the following conditions:

Development shall proceed in strict accordance with the ecological avoidance and mitigation measures detailed within the Ecological Impact Assessment (South Downs Ecology, July 2025) and Biodiversity Net Gain Statutory Metric (Havant Borough Council, August 2025) Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

I would recommend that all BNG requirements are secured through condition. Recommended condition wording is provided below.

A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Metric (Havant Borough Council, August 2025) and must include:

- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;*
- (1) the pre-development biodiversity value of the on-site habitat;*
- (2) the post-development biodiversity value of the on-site habitat;*
- (3) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;*
- (4) any biodiversity credits purchased for the development; and*
- (5) any such other matters as the Secretary of State may by regulations specify.*

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (1) a non-technical summary;*
- (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- (3) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (4) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (5) the monitoring methodology and frequency in respect of the created or enhanced habitat.*

Notice in writing shall be given to the Council when the:

- (6) HMMP has been implemented; and*
- (7) habitat creation and enhancement works as set out in the HMMP have been completed.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Development Infrastructure Team (CIL & S106)

The application will not be CIL liable if permission is granted before March 2026 because the entire floor area will have been occupied for its lawful use for 6 continuous months of the 36 previous months so credit can be given for the proposed change of use. If permission is not granted before March 2026, the entire floor area will be CIL liable. However, if the proposed use is for social housing the applicant is entitled to apply for Mandatory Social Housing Relief. A completed CIL Form 10 needs to be received, and Social Housing Relief granted, before commencement.

Nutrient Team

I can confirm there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals.

It should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at: <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>.

Housing

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

This development is proposed for 10 units consisting of 9 no 2-bedroom studios & 1 no accessible 1-bedroom unit built to level (M4 (3).

As the proposed number is below 15 units there is no policy requirement to deliver affordable housing, however this application seeks permission for a change of use to provide very much needed temporary accommodation for clients approaching the Council as homeless.

The costs of privately supplied temporary accommodation (TA) are very high to the council due to the constant demand both locally & nationally; this new provision will help reduce some of these costs.

I am happy to see that the applicants have confirmed that one of the new TA units will be constructed to M4(3) standards to enable use by residents with disabilities/mobility needs which is typically difficult to source in private TA.

The site's location provides easy access to the town centre and is well placed to enable any new residents to have use of local services, including retail, transport, education, and medical facilities, and will help mitigate the need to accommodate homeless people away from our area.

Moving forward Housing would support this residential development proposal in principle as there is a high need for TA locally to meet our high needs.

Property Team

No comment received

Natural England

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of European designated sites. Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution(s) which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development. Mitigation measure(s) to offset any positive nutrient budget should be provided within the relevant catchment area(s). We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures. A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered, and relevant local bodies are consulted. Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Case Officer comment: *Please see full consultation response online for further information*

Planning Policy

Policy Status

The Local Plan (Core Strategy) and the Local Plan (Allocations), together with the Hampshire Minerals and Waste Plan form the development plan for the borough.

Principle of Development

The site lies within the urban area as defined by policies AL2 and CS17 of the Local Plan. There is a presumption for development in these areas.

The proposal is for a change of use of a retirement home to temporary accommodation for homeless families. While there is a recognised need for specialist accommodation for older people, including care homes, local policy does not protect against their loss. In addition, there is a recognised need for all types of specialist accommodation, including for temporary accommodation.

Overall, the principle of the development is supported. Its overall acceptability will therefore relate to matters of detail.

Conclusion

The residential use is supported in principle, subject to detailed development management considerations.

Climate change Officer

Corporate/Policy Position

Climate Change and Sustainability considerations are included in the below policies of the Councils adopted local plan and within the Councils Climate Change Strategy and Action Plan.

The Council adopted its Climate Change Strategy and Action Plan in 2024 and has ambitious goals to be a net zero borough by 2045 and to achieve a reduction in greenhouse gas emissions by 68% by 2030.

The council declared a climate emergency in November 2024 acknowledging the need and transformative action in response to the climate crisis and in 2025 the authority declared a nature emergency.

Therefore, weight should be given to applications aiming to encourage the installation of sustainable and low carbon technologies and support the removal/reduction of greenhouse gas emissions being produced.

Within the Councils adopted Local Plan (Core Strategy) the following policies are relevant

- CS13- Green Infrastructure
- CS14- Efficient use of resources

Assessment

Climate Change Strategy and Action Plan

The Councils Climate Change Strategy and Action Plan is striving to achieve a 68% reduction in emissions by 2030 with net zero targets agreed for the authority by 2035 and for the borough by 2045. Building sustainable development within the Borough is significantly important for achieving these targets.

It is noted that a sustainability assessment has not yet been submitted with the application but within the Design and Access Statement, page 9 outlines the approach to address sustainability.

The statement provides detail around potential approaches to the following areas:

- Creating space for recycling bins and signposting residents on where and how to recycle.
- Using Green Guide A+ materials where practical
- Insulation materials to have a global warming potential of zero
- Local suppliers and labour will be used where possible
- Use of responsibly sourced timber
- Taking a fabric first approach
- Improving the thermal efficiency of the existing envelope.
- Installation and replacement of water efficient devices and fittings throughout
- Monitoring of water consumption.

New development is required to follow a fabric first energy hierarchy in order to design out and minimise carbon demand onsite. This can be through measures such as orientation, fenestration, ventilation and insulation. It also includes installing low carbon design technologies, renewable energies onsite and enhancing green infrastructure where possible as well as considering recycling and re-use of materials and other measures similar but not limited to the above. From following a fabric first approach the development intends to design out carbon by following this approach which is positive to see.

The detail of where and how the other measures are proposed to be installed are not clear. It would be beneficial to understand the carbon savings to be achieved onsite and whether this is in line with, or achieving higher than outlined within building regulations of which the site has potential.

CS13- Green Infrastructure

Policy CS13 supports the inclusion and enhancement of green infrastructure within development proposals. This can be from numerous mechanisms such as the creation of community gardens, green space, parks and gardens and green corridors etc but it can also be from the inclusion of green walls and roofs.

Any planning application should be enhancing this provision where possible and outlining within the design where these measures will be incorporated through a sustainability statement, supporting information and plans that are submitted.

CS14- Efficient use of resources

Policy CS14 seeks to ensure that any planning application provides adequate land for waste management, incorporates renewable energy, achieves higher levels of carbon reduction and for non-residential development achieves the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy.

This should be demonstrated through a sustainability statement outlining these requirements and it is noted that within the design and access statement that part of this information is highlighted but not specifically around the levels of carbon reduction nor where specifically and in what quantity the measures for renewables etc will be included.

Conclusion:

The D&A outlines some positive measures that will be included onsite including taking a fabric first approach which would ensure that where possible the site would be designing out carbon and encouraging waste and water recycling. It is considered that there are additional methods that a site of this scale could achieve and these should be demonstrated at the planning application stage through a sustainability statement with specific detail around the carbon emissions that are being reduced/removed as a result of the proposal so that it can be determined how carbon intensive the development is.

Case Officer comment: *The comments made by the Climate Change Officer are noted however the context of the site being an existing building and mainly incorporating upgrades to an existing building are also significant whereby the concept of reusing an existing site is considered to be sustainable in principle. Furthermore the proposal will incorporate significant planting and landscaping. BREEAM will not apply to this development as it is only applicable to development proposals exceeding 500sqm of floorspace.*

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Initial display	15/10/2025	05/11/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 28

No. of representations received: None

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

Habitat Regulations Assessment & Appropriate Assessment

The Council, as competent authority under Regulation 63(1)(a) of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), has conducted a Habitats Regulations Assessment (HA) of the proposed development.

Recreational Pressure

The project being assessed would result in a net increase of dwellings within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.

The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has entered into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

Water quality

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 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. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast pSPA cannot be ruled out.

Natural England have produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European Site. The applicant has agreed to enter into a legal agreement to secure the mitigation package.

Appropriate Assessment Conclusion

The Habitats Regulations Assessment concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites 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. Should permission be granted, the applicant will be required to enter into a legal agreement to secure the mitigation packages.

7.1 In other respects, having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Landscaping and trees
- (iv) Flood risk
- (v) Parking
- (vi) Impact on neighbour amenity and future residential amenity
- (vii) Ecology
- (viii) Other
- (ix) CIL
- (x) Climate Change

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

7.3 This proposal is for a change of use from a vacant elderly residential home to residential units to be let to temporarily homeless local people prior to them being rehoused in permanent accommodation. The applicant, Havant Borough Council Housing Team, are seeking to address the re-housing of local people who are temporarily homeless by purchasing and managing this property whereby the residents would pay rent to Havant Borough Council and in addition, offsetting the use of private residential providers. Residents would be required to prove a 'local connection' to the area as stipulated in the supporting statement provided by the applicant which clarifies what constitutes a 'local connection'. Leases would be provided by Havant Borough Council to tenants on a short-term basis and tenants would be required to accord with conditions of behaviour whilst residing in the property and this would also be managed by Havant Borough Council.

7.4 This area is considered to be highly sustainable in terms of public transport links, shops and general amenities. The LIDL supermarket is immediately adjacent to the site as well as the shops at Park Parade being within minutes' walking distance. The site is immediately adjacent to the Leigh Park District Centre boundary (Policy CS4 of the Havant Borough Local Plan).

7.5 The Design and Access Statement submitted states the proximity of nearby amenities:

'The nearest hospital, Hollybank, is located 0.98km to the south, and the nearest primary school, Front Lawn Infant School, is 0.57km to the northeast.

In terms of transportation infrastructures within 5.km, Havant Bus Station is located 1.54km to the south. There are also five railway stations within 5.km with Havant being the closest at 1.31km to the south.

Nearby towns accessible by roads within 5.km of the Site include Denmead, Emsworth, South Hayling, Horndean, Waterloooville and Portsmouth, with Emsworth being 2.27km away and reachable via the A27, A259, B2147, and B2148'.

7.6 Policy CS9 of the Havant Borough Local Plan states that Planning Permission will be granted for proposals that, amongst other matters:

- *Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.*
- *Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.*

7.7 Policy CS6 of the Havant Borough Local Plan 'Regeneration of the borough' is also relevant in this instance and this states the following in relation to Leigh Park:

Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map:

3 Leigh Park with particular focus on:

- a. Leigh Park Centre, improved car and cycle parking, public realm and a sustainable mix of uses.*
- b. A balanced housing market.*
- c. Supporting healthy lifestyles.*
- d. Community safety.*
- e. Connectivity with the rest of the borough.*
- f. Training and employment opportunities.*

7.8 The proposal to offer temporary accommodation for local people would meet a need in the borough. Havant Borough Council Housing Team have advised of the following:

'The costs of privately supplied temporary accommodation (TA) are very high to the council due to the constant demand both locally & nationally; this new provision will help reduce some of these costs.

I am happy to see that the applicants have confirmed that one of the new TA units will be constructed to M4(3) standards to enable use by residents with disabilities/mobility needs which is typically difficult to source in private TA.

The site's location provides easy access to the town centre and is well placed to enable any new residents to have use of local services, including retail, transport, education, and medical facilities, and will help mitigate the need to accommodate homeless people away from our area.

Moving forward Housing would support this residential development proposal in principle as there is a high need for TA locally to meet our high needs. '

- 7.9 There would be one staff member employed on site as part of the site management.
- (ii) Appropriateness of design and impact on the character of the area
- 7.10 The proposals comprise of the change of use of this site which currently forms a disused elderly residential home, whereby internal alterations would take place to facilitate the use to change to temporary accommodation for local residents who have been made temporarily homeless. The arrangement would remain generally similar to that existing, with internal layout changes to be discussed in more detail below.
- 7.11 There are currently 9 bedrooms in the residential home, together with a number of office areas both at ground and first floor, and a number of communal spaces (lounge, kitchen, dining room, conservatory). The building as converted would provide 10 'studio' bedrooms, 8 of which would have 2 beds allowing for 2 occupants and 2 of which would have 1 bed, allowing for a sole occupant. One of these 1 bed flats would be provided with disability access. The total resulting capacity would allow for 18 persons. All rooms would be supplied with kitchenette facilities and their own bins including recycling bins. All of the bedrooms would be provided with ensuite bathrooms. At ground floor level the existing communal lounge would now form two separate bedrooms, the existing laundry room and adjacent bedroom would be amalgamated to form a larger laundry room and communal area, and the existing dining room would form a bedroom, with the kitchen now providing some space for dining. At first floor level the two rooms which currently form offices would be converted into two separate bedrooms with a shared bathroom and wc.
- 7.12 Other alterations to the building include the removal of the conservatory located to the front elevation. The building is to undergo general upgrades and repairs, with window fittings to be double glazed. External walls are to be re-painted and gutters and downpipes are to be replaced. The area of flat roof is to be replaced with single ply membrane and roof tiles are to be repaired and replaced where necessary. A rooflight window is to be added to the front roof elevation.
- 7.13 The proposals also include a separate building forming a bin and cycle store located to the south west side of the site following the removal of the existing store building. This building would have a gently sloping monopitched roof with a maximum height of 2.6 metres. This building would have 3 doors, two of these leading to the cycle store which would have 6 cycle loops available for cycle storage. The remaining door would access the bin store as the building would be subdivided internally.
- 7.14 The boundary treatment to the Southern boundary is to be replaced with 1.8 metre high fencing with planting within the site. The remaining fencing surrounding the site is to be retained.

- 7.15 Overall the internal and external changes are considered to be acceptable with regard to their impact on the building and the surrounding area . The majority of the changes would be internal, with the external changes remaining subservient to the host building whilst allowing for the upgrading and modernising of both the building itself and external areas. The proposals for planting, including the removal of the conifers would allow for an increase in light to the site whilst also allowing for privacy with the revised native planting scheme and replacement boundary treatment. The development would therefore accord with Policy CS16 of the Havant Borough Local Plan.

(iii) Landscaping and trees

- 7.16 The proposals include the landscaping of the site. Specifically, the internal courtyard would include soft landscaping to allow for a space for children and residents to enjoy. The Courtyard space would comprise of porous block paving with soft play surfaces and grass areas. Benches with raised planters alongside a planting scheme are also proposed to upgrade the outside space.
- 7.17 Havant's Landscaping Team were consulted with regard to this proposal and initially objected to the originally proposed artificial grass due to safety concerns whereby artificial grass retains heat in the summer. This has now been amended to real grass instead. Further details with regard to the landscaping and planting will be required to be submitted via planning condition.
- 7.18 The site has been surrounded by high Conifer trees which have overshadowed the site and are considered to be of low value aesthetically however they offer value in terms of offering screening to the site. The trees are proposed to be removed with a timber boundary fence to screen the southern site boundary at 1.8 metres height. Replacement smaller, native trees are to be planted, details of which are to be provided via planning condition. Havant's Arboricultural Officer has been consulted in this regard and has no objection subject to the receipt of planting details.
- 7.19 With regard to the proposed planting and landscaping alterations, notably the removal of the existing Cypress trees which are very prominent within the streetscene due to their height and density, whilst this evidently will open up the site and make the site more visible from the public realm, the proposed native replacement planting will be a positive addition and will allow for a more managed appearance of the site whilst also incorporating greenery in a publicly visible section of the site.
- 7.20 The applicants have provided some detail on lighting provisions however further detail is required to assess any potential impact on Ecology and any neighbour amenity impact of any potential light overspill and therefore a planning condition will be applied in this regard.

(iv) Flood risk

- 7.21 This site is located within Flood Zone 1. National Guidance states that Flood Zone 1 is suitable for all types of development.

(v) Parking

- 7.22 There are 3 on site parking spaces proposed. With regard to parking requirements, there is no specific guidance given within the Havant Borough Council Parking SPD (2016) for HMO developments of this type. The Transport Plan states that there

would be 1 staff member employed on site at any one time. This would mean that there would be enough parking to meet the requirements for staff members. This would leave 2 parking spaces for the use of residents. It is recognised that there would be up to 18 residents on site at any time, noting that these could include children, however it is considered that the area is highly sustainable in terms of local transport links, and the management of the premises by the Council's Housing Services team would give oversight on the allocation of tenants. With these controls in place the parking allocation proposed is considered to be acceptable.

- 7.23 Hampshire Highways have been consulted in relation to this proposal and also note the sustainability of the site with regard to local transport links. They have not objected to the proposal subject to implementation of a condition requiring the submission of a Construction Traffic Management Plan, which is recommended.

(vi) Impact on neighbour amenity and future residential amenity

Impact on residential amenity of neighbours

- 7.24 To the east of the application site is no 52 Stockheath Road. Some trees would be removed to this side however the proposal is not considered to result in harm to the amenity of this property. There are no elevational changes to the property that would impact no 52. The outside amenity areas as well as the store building serving the building are sited away from the shared boundary and the building line would act as a buffer from any noise or general activity.
- 7.25 To the north of the application site are nos 95-99 Billy Lawn Avenue . The boundary trees to this site section would also be removed and replaced with smaller trees whereby the impact is deemed to be lessened. The outside amenity areas would be set away from the rear boundary so noise impact is not anticipated as an issue and there are no proposed elevational changes considered to impact the properties located to the rear of the site.
- 7.26 To the south of the application site are nos 1-11 Stockheath Road. These are separated from the application site by Stockheath Road and no impact has been identified.
- 7.27 To the west of the application site is the LIDL supermarket, depot area and car park. The existing Laurel trees would remain to this side. No harmful impact to this non-residential site has been identified.
- 7.28 With regard to the proposed use, this is not considered to be dissimilar to the former elderly residential home, noting that the new residents would have increased mobility and therefore there may be more comings and goings / general activity at the location. Despite this, the entrance to the site is sited forward of the closest residential property and therefore a reasonable distance away, separated by boundary fencing and foliage. The rear courtyard space is enclosed by the 'J' shape of the building and the main boundary perimeter this backs on to is that of the LIDL site which is a commercial site.

Impact on residential amenity of future occupiers

- 7.29 As stated in section 7.3 the proposal would result an increase in resident numbers at the site from currently 9 to a maximum of 18 residents in 10 rooms. The internal layout as discussed above would allow for occupants to have their own bathrooms however food preparation would take place in a shared kitchen, with space to sit in a

communal dining and lounge area. Private rooms would be accessed via a shared hallway, with internal and external access for rooms A and H.

- 7.30 To comply with mandatory HMO licensing, the size of a double bedroom should measure at least 10.22sqm. The bedrooms proposed far exceed this figure. An HMO Licence would be required for the proposal, which is not material to the determination of the application. The type and size of the accommodation is considered to provide an acceptable standard of amenity for future residents.
- 7.31 Rooms would be adequately served with windows and natural light. There would be adequate cycle and bin storage for residents in the separate store building located away from private amenity areas. The applicant has also confirmed that security measures would be implemented on site including both lighting and CCTV systems.
- 7.32 Havant's Environmental Health Officer has been consulted in regard to this proposal and has made the following comments:

*'The proposed residential dwelling is set back around 20 meters from Stockheath Road, with external plant serving Lidl superstore around 20 meters to the west. As such, a noise assessment is required to determine appropriate noise mitigation measures. There are concerns that relying upon open windows for ventilation may compromise internal noise levels.
A condition restricting construction hours is recommended to protect the amenity of nearby residents from construction activities.'*

Recommended conditions

Internal noise levels

Prior to first occupation of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014, and that L_{max,F} noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms [as detailed in note 4, Figure 2 of ProPG 2017], shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: to protect the amenity of future occupiers.

Construction Hours

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and

1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: *To protect the amenity of residents from construction activities*

- 7.33 The conditions above proposed by the Environmental Health Officer are recommended to be applied to any consent.

(vii) Ecology

- 7.34 The proposed repair works to the roof, which comprise of replacing roof tiles and repointing the chimney, has triggered the requirement for a bat survey to be undertaken. This survey has shown that the dwelling has supported a small Pipistrelle bat roost. The applicant's Ecologist has confirmed that this roost would not be impacted by the proposals as the works would largely involve internal alterations and not large scale disturbance of the roof structure. Havant's Ecologist has concurred, however has stipulated that if impacts to bats become likely, it is the responsibility of the applicant to ensure that the correct license is obtained prior to any disturbing works commencing.
- 7.35 This site also falls within Biodiversity Net Gain (BNG) requirements and the applicant has supplied BNG metric calculations. Any BNG measures will need to be secured by condition. As the final landscaping and planting details are proposed to be provided via planning condition, detailed BNG proposals are not yet available for review. The conditions put forward by the Council's Ecologist with regard to BNG are therefore recommended to be applied to any consent.

(viii) Other

- 7.36 An Asbestos survey has been undertaken and it is understood that Asbestos has been found within the site. This would be removed prior to works commencing on site and is dealt with under license outside of planning control.

(ix) CIL

- 7.37 The proposal would result in residential development which may be Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. In this regard the CIL Team have advised:

The application will not be CIL liable if permission is granted before March 2026 because the entire floor area will have been occupied for its lawful use for 6 continuous months of the 36 previous months so credit can be given for the proposed change of use. If permission is not granted before March 2026, the entire floor area will be CIL liable.

(x) Climate Change

- 7.38 The applicant has supplied some detail with regard to the approach to sustainability in the submitted Design and Access Statement and this includes potential approaches to the following areas:

- Creating space for recycling bins and signposting residents on where and how to recycle

- Using Green Guide A+ materials where practical
- Insulation materials to have a global warming potential of zero
- Local suppliers and labour will be used where possible
- Use of responsibly sourced timber
- Taking a fabric first approach
- Improving the thermal efficiency of the existing envelope.
- Installation and replacement of water efficient devices and fittings throughout
- Monitoring of water consumption.

7.39 At this time no further detail has been provided on how these are to be achieved however as sustainability policies have not yet been adopted, a planning condition in this regard is not considered to be reasonable. It is also considered relevant to note that elements of the proposal are considered to be sustainable in principle, with the upgrading of an existing building rather than a complete redevelopment of the site. The applicant has also agreed to an extensive planting scheme to be secured via planning condition which would allow for a biodiverse site.

8 **Conclusions**

8.1 The proposed development would be located in a highly sustainable location immediately adjacent Leigh Park District Centre whereby there are good transport links and where the principle of development is considered to be acceptable. Parking would be provided on site as well as landscaping upgrades and improvements to the building both internally and externally. Any outstanding detailed requirements are recommended to be secured by planning condition. The proposal is considered to accord with the Havant Borough Core Strategy, Allocations Plan and National Planning Policy Framework and is therefore considered to be acceptable subject to conditions.

9. **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00081 subject to:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

58015 - PL 08- Ground floor plans as proposed REV D
 58015 - PL 08 – Proposed site plan REV D
 58015 - PL 14 Courtyard external works REV C
 58015 - PL 16 Bin and cycle store REV A
 58015 - PL 15 External works parking area REV B
 58015 - PL 09 First floor plan as proposed REV B
 MAC-54 Stockheath Road Havant-DAS REV D 25.11.2025
 58015 - PL 11 Elevations as proposed REV B

58015 - PL 00 Site topographical Survey REV B
58015 - PL 13 3D view C as proposed REV C
58015 - PL 12 3D views A and C as proposed REV C
58015 - PL 10 Roof plan as proposed REV B
PRELIMINARY ECOLOGICAL APPRAISAL and Preliminary Bat Roost Assessment dated November 2024 Tony Stones
Asbestos Survey Report 03/10/2024
58015-MAC PL000 Location plan
Transport Statement YES Engineering January 2025
Tree Report – Quaife Woodlands 12.08.2025 AR/4451-b
25117-CDC-01-00-DR-E-6001 CCTV plan
25117-CDC-01-00-DR-E-6002 CCTV plan 2
Supporting Statement uploaded on the 18.12.2025

Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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

4 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hard surfaced 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, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

5 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

6 No floodlighting, or other form of external lighting scheme, including at or on the building, shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants outside of and within the development from light disturbance / nuisance having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

7 The car parking 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

8 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. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

9 At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained 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. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

10 A Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Statutory Metric (Havant Borough Council, August 2025) and must include:

- (1) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;
- (2) the pre-development biodiversity value of the on-site habitat;
- (3) the post-development biodiversity value of the on-site habitat;
- (4) any registered off-site biodiversity gain allocated to the development and the value of that gain in relation to the development;
- (5) any biodiversity credits purchased for the development; and
- (6) any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

11 The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- (1) a non-technical summary;
- (2) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (3) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (4) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (5) the monitoring methodology and frequency in respect of the created or enhanced habitat.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

12 Notice in writing shall be given to the Council when the:

- (1) HMMP has been implemented; and
- (2) habitat creation and enhancement works as set out in the HMMP have been completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

13 The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

14 The temporary residential accommodation hereby permitted shall be occupied by a maximum of 18 residents whilst in use as temporary residential accommodation.

Reason: In the interests of the amenity of the occupants and local area and having due regard to policies CS11, CS16, DM10, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

15 No development hereby permitted shall be commenced until a more detailed hard landscaping scheme for all open parts of the site to be hard surfaced has been submitted to and approved in writing by the Local Planning Authority. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions.

Reason: To ensure the appearance of the development is satisfactory 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 2012

16 Prior to first occupation of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014, and that L_{max,F} noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms [as detailed in note 4, Figure 2 of ProPG 2017], shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2024).

17 A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2024).

18 Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure the residential amenity of the dwellings hereby approved is not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

19 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include: a) A programme of and phasing of demolition (if any) and construction work; b) The provision of long-term facilities for contractor parking; c) The arrangements for deliveries associated with all construction works; d) Methods and phasing of construction works; e) Access and egress for plant and machinery; f) Protection of pedestrian routes during construction; g) Location of temporary site buildings, compounds, construction material, and plant storage areas; h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason : In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest 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.

Informatives :

1In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You sought and were provided with pre-application advice,

Your application was acceptable as submitted and no further assistance was required.

Appendices

- (A) Site Location Plan
- (B) Proposed Site Plan
- (C) Proposed Ground Floor
- (D) Proposed First Floor
- (E) Proposed Elevations
- (F) Courtyard External Works
- (G) External Works Parking Area
- (H) Bin & Cycle Store
- (I) Front Elevation Photograph
- (J) Rear Elevation Photograph