

DELEGATED OFFICER REPORT

PROPOSAL	Erection of a new dwelling with associated drive and parking
LOCATION:	78 Durley Avenue, Waterloooville, PO8 8UZ
REFERENCE NO:	APP/25/00825
APPLICANT:	Mrs A Barney
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	15/12/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The site comprises a two storey detached dwelling located in the Cowplain Ward. The property benefits from an attached double garage, several outbuildings and a relatively spacious garden. The site is access by a relatively long drive leading to Durley Avenue at a bend in the road.
- 1.2 The surrounding area is residential in nature and dates predominantly from the mid C20.
- 1.3 The site contains no listed buildings and is not within a Conservation Area. There are no TPO protected trees on or adjacent to the site.

2. Planning History

APP/21/00452	Proposed 1No. detached 5 bed dwelling. Approved with conditions (2 nd Dec 2021)
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3. Proposal

- 3.1 In 2021, planning permission was previously granted for a detached 5 bedroom dwelling within the garden of the site under application reference APP/21/00452. The permission was not implemented and has since lapsed.
- 3.2 The current permission seeks to construct a new detached 5 bedroom dwelling of different design and smaller footprint to that previously approved. The dwelling would be position in a broadly similar position to that approved in 2021, sitting centrally within the existing garden space.
- 3.3 As with the 2021 permission, the attached double garage of the existing property would be demolished to make may for the development. The proposed dwelling would

be provided with 3 parking spaces with areas for bin storage and cycle storage identified.

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) March 2011

CS9	(Housing)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

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

5. Statutory and Non Statutory Consultations

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.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer assets in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit;
https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf

For information on required stand off distances from public sewers please refer to
<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Connection to public sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>

Please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways

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 new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Officer Comment: *If permission is granted the recommended informative would be a condition on the decision notice.*

Building Control

No comment received

Ecologist

Thank you for consulting me on this application which is now accompanied by some additional information. An amended Biodiversity Net Gain Small Sites Metric (Oliver Lewis/Joe's Blooms, 5 December 2025) has been provided, alongside a BNG exemption statement. Again, if the proposal is exempt from BNG then it is not necessary to provide a BNG Metric. The self-build and custom build exemption will need to be agreed by the Council – I am basing these comments on the assumption that no exemptions apply and that BNG is required. If the Council considers that an exemption is valid then the comments below in relation to BNG do not apply.

The submitted BNG Metric now includes in its calculations the trees and shrubs to be removed to facilitate development. The submitted Arboricultural Impact Assessment (Fallen and Found, November 2025) states that several trees and groups of bushes are to be felled/removed.

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 loss of -0.95 which equates to a 96.97% overall loss. No indication is provided of how this loss will be offset.

If you are minded to grant permission, 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 Small Sites Metric (Oliver Lewis/Joe's Blooms, 5 December 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.

If you have any queries, please don't hesitate to contact me.

Officer Note: *The application is considered to be a self-build and is therefore exempt from providing 10% mandatory BNG.*

County Highways

The Highway Authority wishes to make the following comments.

It is unclear from the submitted documents whether the application will alter the property's access. Should there be no changes to the access arrangement onto the public highway, given the scale of development being for 5 dwellings or less, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority
<https://www.hants.gov.uk/transport/developers/consultation>

Should there be any changes to the access arrangements onto the public highway then the Highway Authority should be reconsulted for further comment.

Officer Note: *There would be no change to the access arrangements on to the public highway.*

Natural England – No Response

Natural Environment Team - Comment

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/>.

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	Site notice	28/10/2025	18/11/2025	Is advertised in the public interest

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

Number consulted: 11

2 letters of support have been received.

Comment	Officer response
There is a previous approval for a dwelling on the site/no objection to renewing the permission	Planning permission APP/21/00452 established the principle of residential development at the site. It has since lapsed.
Efficient use of land	Agreed, see below.
Design is more visually appealing than previous permission	See section 7 below
Housing need in the local area	The LPA can only demonstrate 1.3 year housing land supply at present
Would like to see more houses like this in the local area	Noted
No harm to highway safety	See section 7 below

5 objections have been received, which are summarised as follows:

Comment	Officer response
Loss of privacy	The proposal maintains a rear-to-rear separation distance exceeding the minimum requirements of the Design Guide SPD (see section 7 below)
Loss of light/overshadowing	The proposal maintains a rear-to-rear separation distance exceeding the minimum requirements of the Design Guide SPD (see section 7 below)
Overdevelopment of the plot	The overall footprint of the proposed dwelling is smaller than previously approved under APP/21/00452 and adequate garden spaces would be provided.
Design/character	See section 7 below

Not affordable housing	As the proposal is for a single dwelling, there is no requirement for it to be an affordable dwelling.
Executive style 5 bedroom home	Previously approved application APP/21/00452 also granted permission for a 5 bedroom dwelling.
Construction noise and dust	A construction management plan condition is recommended.
Highway safety	A construction management plan condition is recommended.
Construction vehicle parking on blind bend	A construction management plan condition is recommended.
Question whether there is a public right of way across the site	Hampshire County Council Public Rights of Way team has confirmed there is no public right of way that would be affected by the development.
Impact on biodiversity	The garden land is in an urban area and is of low ecological value.
Light pollution	The garden land is in an urban setting. One additional dwelling would not significantly increase light pollution.
Is building to the boundary an infringement of Building Regulations?	The proposed dwelling is on a smaller footprint than approved under application APP/21/00452 and would not be built up to any side boundary. Building Regulations are not for consideration under a planning application.

Material planning considerations are addressed in Section 7.

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7 Planning Considerations

7.1 Habitat Regulations Assessment & Appropriate Assessment

7.2 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.

7.3 Recreational Pressure

7.4 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.

7.5 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.

7.6 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.

- 7.7 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 entered into a legal agreement to secure the mitigation package.

7.8 Appropriate Assessment conclusion

- 7.9 The Habitats Regulations Assessment concluded that the avoidance and mitigation measures secured through the Appropriate Assessment are sufficient to remove the likely significant effects on the Solent's European Sites. The HRA was subject to consultation with Natural England under Regulation 63(3); no response was received, and it is therefore assumed that they raise no objection. The applicant has entered into a legal agreement to secure the required mitigation. However, at the time of completing this report, the Council has not yet verified receipt of the associated financial contributions. Any permission would be subject to the verification of the associated financial contributions.

- 7.10 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Future Occupants
- (v) Highways and Parking
- (vi) Impact on Protected Trees
- (vii) Flood Risk and Drainage
- (viii) Ecology
- (ix) Biodiversity Net Gain

(x) Community Infrastructure Levy

(xi) Other matters

(i) Principle of Development

7.11 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Furthermore, the principle of a dwelling on the site has previously been accepted by the Local Planning Authority by the grant of planning permission under reference APP/21/00452, which was assessed against the same policies of the Local Plan. Whilst this permission has since lapsed, the planning history is relevant when considering the current planning application.

7.12 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. In addition, the Council is unable to demonstrate a five year housing supply which currently stands at 1.3 years, with a 20% buffer. The proposal would make a very modest contribution to housing need, and this benefit needs to be given appropriate weight in the planning balance.

7.13 The National Planning Policy Framework 2025 paragraph 11 Presumption in favour of sustainable development states that:

For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

7.14 It should be noted that d) above includes for applications involving the provision of housing situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with appropriate buffers). The principle of development in this location is therefore supported.

7.15 Paragraph 124 of the NPPF sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.

- 7.16 Paragraph 129 of the Framework supports development that makes efficient use of land where it considers the desirability of maintaining an area's prevailing character. Policies CS17 and CS9 together are broadly consistent with this approach.
- 7.17 The Framework goes further and sets out at Paragraph 130 that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities and ensure that development makes optimal use of the potential of each site.
- 7.18 The principle of making more efficient use of an existing urban sustainable site is therefore supported having regard to the surrounding character and built form, albeit that the acceptability of the scheme put forward will turn on consideration of several detailed planning considerations as set out below.

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

- 7.19 The proposal seeks a two storey dwelling positioned within the existing garden to the south of No.78 Durley Avenue. The positioning is largely as per the previously approved scheme under application APP/21/00452, however, the currently proposed dwelling would be on a smaller footprint than previously approved. Nevertheless, the proposed dwelling would still be a relatively sizeable dwelling containing 5 bedrooms as was the case with the 2021 approval.
- 7.20 The proposed dwelling would be access via a private lane connecting to the Durley Avenue public highway. The dwelling would be set back from the public highway by approximately 25m with the surrounding built form and tree growth obscuring the site to a degree. From certain angles the dwelling would have some public visibility, albeit not highly prominent.
- 7.21 An existing double garage attached to the side of No.78 would be demolished to make way for the development. Several metres of side-to-side separation would be formed between each dwelling. The dwelling would also be set off the southern plot boundary by roughly 3.7m. As such, a sense of spaciousness would be retained around the proposed dwelling, thus ensuring it would not appear cramped within its plot.
- 7.22 A streetscene drawing has been submitted showing the overall ridge height is broadly similar to the neighbouring dwellings to either side. The overall scale, bulk and massing is considered to be acceptable in the site-specific context.
- 7.23 The front elevation would provide a double fronted dwelling with portico and Georgian/Victorian style fenestration. The detailing on the front elevation would be different to that of the neighbouring dwellings, appearing grander in appearance. Officers note the character of the local area is relatively functional and predominantly characteristic of the mid C20 vernacular, however, there is also clear variation in scale and form in the locality. The Georgian/Victorian style frontage of the proposed dwelling would not be angled directly toward the public highway, which would reduce its public visibility and prominence. As such, this elevation would not be especially visible from public vantage points. On balance, it is considered that, whilst different in design, it would not cause such demonstrable harm to the character of the local area to merit the refusal of the application.

- 7.24 The proposal would also see an appropriate number of new parking spaces allocated for future residents. Two of these spaces would be formed to the side of the dwelling outside of public view and the third nestled discreetly against the eastern boundary. Bins storage would also be positioned in a discreet location away from public vantage points.
- 7.25 In summary, the proposal would provide a new dwelling of acceptable scale and design and is deemed appropriate in its context. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.26 There would be a back-to-back distance of 20.8m to the properties in Latchmore Gardens to the rear of the site. This separation distance exceeds the minimum separation requirements (min 20m) as outlined in the Design Guide SPD. Whilst the representations of these residents are noted, in light of the satisfactory separation distance and relatively flat nature of the area, it is considered that the proposal will not appear overbearing or lead to any significant overlooking, overshadowing or overbearing impacts to these properties.
- 7.27 The front facing windows of the proposed dwelling would face towards a high blank wall along the boundary of No.76a Durley Avenue. This high boundary wall would prevent opportunities for direct or harmful overlooking of windows or key outdoor amenity space.
- 7.28 As such, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the site, compliant with Policy CS16 of the Havant Local Plan (Core Strategy).

(iv) Future Occupants

- 7.29 The proposal would subdivide the existing plot. In terms of providing adequate amenity space for future occupiers of both the existing dwelling and proposed dwelling, the adopted Borough Design Guide SPD recommends useable rear garden lengths of 10m. It is noted that this would be satisfied for both the existing and the proposed dwellings and that both dwellings would be served by adequate garden provision/amenity area. Additionally, the proposed dwelling would retain several metres of side-to-side separation to the existing dwelling and would be fully compliant with 45 degree sight lines taken from its habitable room windows. The development would retain acceptable living standards to occupants of the existing dwelling at the site.
- 7.30 The proposed dwelling would exceed the minimum size thresholds as outlined in the Nationally Described Space Standards. Each habitable room would be served with windows to allow for natural daylight and natural ventilation opportunities. A 10m deep x 15.5m wide rear garden would be provided, which would provide an adequate outdoor amenity space for future occupants.
- 7.31 Future occupants would benefit from 3 allocated parking spaces. Within the rear garden a cycle store would be provided.
- 7.32 In light of the above, it is considered that future occupants would benefit from acceptable living standards in accordance with of Policy CS16 of the HBLP (Core Strategy).

(v) Highways and Parking

- 7.33 As with the 2021 permission, the proposed development would use the existing access lane that serves the existing dwelling, and no new vehicular access will be created. Concerns have been raised by several local residents regarding potential hazards associated with the intensification of its use and its proximity to a bend in the public highway. Officers note the proposal would provide only one additional dwelling and additional comings and goings would be expected to be limited in number. Appropriate visibility splays already exist at the site.
- 7.34 The proposed development would be a 5 bedroom house and therefore 3 parking spaces are required. The proposed site plan illustrates that both the existing dwelling and proposed additional dwelling would be served by an appropriate level of parking in accordance with the parking SPD and the requirements of Policy DM13 of the Havant Local Plan (Core Strategy).
- 7.35 The proposal therefore accords with the aims of the Car Parking SPD and Policy DM13 of the Core Strategy.

(vi) Impact on Trees

- 7.36 There are no TPO protected trees growing on or adjacent to the site. There are however several mature trees. Several trees and bushes would be felled to make way for the development as was the case under the 2021 approval. None of the trees are considered to be of such a quality to merit protection by tree preservation order. The current proposal seeks to provide a new dwelling on a smaller footprint that was previously approved and sets the built form slightly further away from nearby trees.
- 7.37 An Arboricultural Impact Appraisal accompanies the application and outlines some mitigation measures to safeguard trees to be retained, including the installation of protective fencing. The Council's Arboricultural Officer has reviewed the submitted Arboricultural Impact Assessment and raises no objections to the works subject to the imposition of a condition requiring the development to be carried out in accordance with the recommendations of the Arboricultural Impact Appraisal.
- 7.38 The proposal therefore accords with the aims of Local Plan Policy CS16 and DM8.

(vii) Flood Risk and Drainage

- 7.39 The proposed dwellings and access would be sited wholly within Flood Zone 1. National Guidance states that Flood Zone 1 is suitable for all types of development. Foul and surface water drainage for the site would fall within the remit of Building Control.

(viii) Ecology

- 7.40 The application is garden land located to the south of No 78 Durley Avenue. The site is largely lawned with some bushes growing within it and trees growing around part of its perimeter. The site is of low ecological value. The proposal would require the removal of several trees and bushes within the garden. The Ecologist recommends works to clear any vegetation take place outside of the bird nesting season in order to safeguard nesting sites. An appropriately worded condition shall be imposed to ensure this takes place and ensure the development complies with Local Plan Policy CS13.

(ix) Biodiversity Net Gain

7.41 This application is exempt from the requirements relating to Biodiversity Net Gain under the self-build exemption.

(x) Community Infrastructure Levy (CIL)

7.23 The proposal would result in new residential development which is CIL liable, and the appropriate forms have been submitted. The proposal would provide a dwelling of 409sqm but would require the demolition of 36sqm of existing floor space, resulting in a total net increase of 373sqm. However, in this instance, the applicant is claiming self-build exemption.

(xi) Other Matters

7.34 Hampshire County Council Public Rights of Way Team has confirmed that the proposal would not affect any public rights of way.

8 Conclusions

8.1 The proposal is considered, acceptable in terms of its impact on the character of the local area. The development would provide a net increase of one additional residential unit, and the development would provide satisfactory living standards for future occupiers. Appropriate parking arrangements would be provided. Sufficient separation distances would be achieved to the properties in Latchmore Gardens to the rear of the plot to avoid any harm to residential amenity.

8.2 As stated above, the LPA can currently demonstrate only 1.3 years of housing land supply. Under paragraph 11(d) of the NPPF, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land and securing well-designed places.

8.3 The site is in a sustainable location, making an efficient use of the land, with appropriate conditions recommended. However, at the time of completing this report, whilst a Unilateral Undertaking has been completed, the Council has not yet verified receipt of the required financial contributions. Any permission would therefore be subject to confirmation that these contributions have been received.

9. **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00825, subject to verification that the financial contributions have been received.

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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.</p>
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2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Plans</p> <p>25/474/01 Location and Site Plan 25/474/02 Rev A Detailed Site Layout Plan 25/474/03 Proposed Floor Plans 25/474/04 Proposed Elevations 25/474/05 Proposed Street Scene</p> <p>Documents</p> <p>Arboricultural Impact Assessment & Arboricultural Method Statement Havant Occupancy Calculator Solent Nutrient Budget Calculator European Site Avoidance and Mitigation Checklist CIL forms 1, 2 and 7</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>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:</p> <ul style="list-style-type: none"> 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. i. Hours of construction works <p>Demolition and construction work shall only take place in accordance with the approved method statement.</p> <p>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 having regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
4	<p>Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.</p>

	<p>Reason: In the interests of ensuring adequate provision of foul and surface water drainage to serve the development in accordance with Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
5	<p>Any tree or vegetation removal shall be undertaken outside of the bird nesting season (period 1st March to 31st August inclusive). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately under the direct supervision of a suitably qualified ecologist prior to the commencement of any works. All active nests will need to be retained until the young have fledged unless otherwise agreed with the Local Planning Authority in consultation with a suitably qualified ecologist.</p> <p>Reason: In the interests in safeguarding protected species having regard to the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017) and Policy CS13 of the Local Plan and the National Planning Policy Framework.</p>
6	<p>The development hereby permitted shall only be carried out in accordance with the <i>Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statemen supplied by Fallen & Found and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)</i>.</p> <p>Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</p>
7	<p>Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or 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.</p> <p>Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
8	<p>The car parking, servicing 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.</p> <p>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.</p>
9	<p>Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no extension or outbuilding permitted by Classes A, AA, B, C, D or E of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.</p>

	<p>Reason: In the interests of the amenities of the immediate locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
10	<p>The development hereby permitted shall not be occupied until:</p> <ul style="list-style-type: none"> (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. <p>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.</p>
11	<p>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.</p> <p>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.</p>

Informatives

1	<p>In 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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You were updated about issues after the initial site visit, additional and amended details required and submitted, making your proposal acceptable</p>
2	<p>A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements documents which is available on Southern Water's website via the following link southernwater.co.uk/infrastructure-charges</p>