

Havant Borough Council
Planning Services
Sent via email

Date: 26/01/2026

Dear Sir/Madam,

Variation to planning permission APP/24/00237 on Land at Hermitage Park, Harts Farm Way, Havant: Ecology Technical Note

Envance was commissioned by EL (Havant) Ltd (the Applicant) to provide an Ecology Technical Note to accompany an application to vary the above planning permission for a Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid at land north of Hants Farm Way, Havant, PO19 1FA (Grid reference: SU 70610 05829) (see **Appendix 1**).

This Ecology Technical Note identifies changes between the consented layout under planning permission APP/24/00237 (granted on 14th March 2024¹ and hereafter called the 'approved scheme') as shown on Site Layout Plan Forsa Energy Ref: FE/017/593 dated 18/01/2024 and the amended site layout by Appendix A2 Site Layout Plan (see **Appendix 1**) (hereafter called the 'amended scheme').

The aim of this Technical Note is to identify additional ecological mitigation required over and above that set out in the approved documents submitted with the approved scheme which were:

- The Ecology Co-op (2024a) Preliminary Ecological Appraisal (PEA) dated 24th February 2024;
- The Ecology Co-op (2024b) Habitats Regulations Assessment (HRA) dated 24th January 2024;
- The Ecology Co-op (2024c) Landscape and Ecological Management Plan (LEMP) dated 11th March 2025.
- The Ecology Co-op (2024d) Ecological Assessment dated 29th May 2024.

It is understood that planning conditions 3, 4, 6 and 7 under the approved scheme have all been discharged by the Local Authority (see **Appendix 2** for the Decision Notice).

Previous Ecological Site Value

The Site measures c. 0.32 ha and is situated on the southern outskirts of Havant, Hampshire. The Site is situated in an urban location, with industrial buildings surrounding the Site at all aspects except for at the north, where the A27 is present with an embankment of mature woodland.

The following tables set out a summary of the key ecological receptors and mitigation measures identified for the approved scheme by The Ecology Co-op. Full details can be found in the original reports as referenced above.

¹ Proposed gas fuelled capacity mechanism embedded generation plant to support the National Grid. A resubmission of previously approved applications (APP/21/00809) in order to secure changes to the site layout and technology following transfer of ownership of the site

Table 1: Summary of Previous Ecological Site Findings & Mitigation

Ecological receptor	Summary of Key Findings ²	Mitigation/Enhancement	Mechanism for Planning Control
Statutorily Designated Sites	Langstone Site of Special Scientific Interest (SSSI) located c. 490 m South of the Site; Solent Martime Special Area of Conservation (SAC) c. 490 m South; Chichester and Langstone Harbours SSSI, Special Protection Area (SPA) and Ramsar c. 1.6 km South-east; Farlington Marshes Local Nature Reserve (LNR) c. 1.8 km west; West Hayling LNR c. 19 km south-east; Hayling Billy LNR c. 2 km south-east of the Site.	A separate Habitat Regulations Assessment (HRA) Screening Statement (The Ecology Co-op, 2024b) was submitted that found that there was not the potential for significant effects and therefore an Appropriate Assessment is not required.	
Non-statutorily Designated Sites	Southmoor Reserve Sites of Importance for Nature Conservation (SINC) located c. 860 m south-east; Southmoor –Big Field (South Edge) SINC c. 900 m South of the Site.	Best working practices relating to noise levels, dust suppression through damping and surface water will help to minimise any risk of impacts during construction.	CEMP (Planning Condition 7)
Site habitats	Much of the site comprises of hard standing, ruderal vegetation and bramble and buddleia scrub, habitats that are common and widespread and considered to have lower ecological value. However, these habitats indicate that an open mosaic habitat is beginning to establish. As these habitats have only recently formed within the past four to five years, the botanical and habitat diversity of the site is not sufficient to yet reach the criteria for priority habitat under Section 41 of the NERC Act 2007 and therefore there will be no loss of priority habitat.	New features are created within the development, including native scrub planting and the creation of a bee bank. Within 8 m of the watercourse/ditch avoid pollution through adoption of pollution prevention best practice and mitigation measures outlined in a Construction Environment Management Plan (CEMP) to ensure that both direct and indirect effects to the ditch by the works are minimised.	LEMP (Planning Condition 6) CEMP (Planning Condition 7)
Badger	No signs of any badger activity were seen during the survey assessment, though there are habitats of value for this species at the site boundaries and to the north. It is likely that if any setts were situated within 30 m of the site boundary, then evidence of badger activity would have been observed.	Shortly prior to works commencing, a pre-construction check for evidence of badger setts within site must be carried out by a suitably qualified ecologist. If any evidence of a sett is identified, works will need to be postponed until Natural England is contacted regarding the requirement to obtain a Badger CL35 Licence.	LEMP (Planning Condition 6) CEMP (Planning Condition 7)

² See full report for details

Ecological receptor	Summary of Key Findings ²	Mitigation/Enhancement	Mechanism for Planning Control
Bats	No buildings are present within the site. In addition, all trees within the scrub within the site boundary and to be impacted by the proposed works are small individuals with negligible suitability to support roosting bats. The scrub and scattered ruderal habitat within the site would attract some invertebrate prey for foraging bats. The tree lines and ditch along the western boundary could also provide linear commuting features for bats. Within the wider landscape, industrial land dominates the area, with some small pockets of woodland and mature tree lines along the A27. These have connectivity to the site through the north, which could act as linear features for commuting bats. Ditches are present to the north-east and south-east of the site which may attract bats that frequently forage near water. Overall, the site is assessed as having low value for foraging and commuting bats but may be used by common species as part of a wider resource.	An 'ecologically sensitive lighting scheme' in accordance with guidance produced by the Bat Conservation Trust. Enhancement: bat roosting opportunities onto mature trees at the site boundaries such as bat boxes.	LEMP (Planning Condition 6) CEMP (Planning Condition 7)
Breeding Birds	The bramble and buddleia scrub present within the site and the boundaries has the potential to support a variety of common nesting birds.	Any vegetation removal must be timed to avoid of the nesting bird season between 1st March to 31st August inclusive, unless features are first searched by a suitably qualified ecologist and no active nests are found. If an active nest is identified, a minimum exclusion zone for all works within a 5m radius of the nest must be established to protect it from disturbance until the young have Fledged. Enhancement: Two bird boxes to be installed on trees.	LEMP (Planning Condition 6) CEMP (Planning Condition 7)
Dormice	The bramble and buddleia scrub has some suitability for dormice but provides sub-optimal foraging and refuge habitat, particularly as the scrub is relatively sparse in extent. The site has connectivity at the north to mature woodland located along the A27.	Reasonable avoidance measures are recommended for dormice and as sensitive lighting scheme.	CEMP (Planning Condition 7)
Great Crested Newts and	The scrub and ruderal vegetation throughout the site could act as suitable refuge and foraging habitat for amphibians. Furthermore, the piles of rubbish, rubble and deadwood could offer refuge and hibernation opportunities. There are no	Enhancement: creation of a hibernaculum.	LEMP (Planning Condition 6)

Ecological receptor	Summary of Key Findings ²	Mitigation/Enhancement	Mechanism for Planning Control
other Amphibians	waterbodies contained within the proposed development site. Three waterbodies within 250m of the site and Ditch 1. The terrestrial value is moderate for this group of species. HBIC returned no records for amphibians within 1 km of the site boundary. eDNA samples were taken from Ditch 1 and Pond 1 for eDNA analysis on 22nd May 2024 to test for the presence of great crested newts which were negative.		CEMP (Planning Condition 7)
Reptiles	There are multiple habitats on site that are suitable for common reptile species such as common lizard and slow worm. This includes the scrub and ruderal vegetation throughout the site, which comprises habitat of value for foraging and refuge purposes. Furthermore, these habitats extend from the northern site boundary to meet the verges of the A27, which can be good wildlife corridors for reptiles, especially given the shelter of the woodland. In addition, the piles of rubble, rubbish and fallen deadwood could create suitable basking spots for lizards and shelter opportunities.	Precautionary measures are advised, to avoid any harm to reptiles during the construction phase of the development through a reptile Method Statement. Enhancement: creation of a hibernaculum.	LEMP (Planning Condition 6) CEMP (Planning Condition 7)
Riparian Wildlife	The ditch along the west and northern boundaries may have suitability to support water vole. No signs of water vole were identified within the survey walkover on 15th April 2024.	Within 8m of the watercourse/ditch avoid pollution through adoption of pollution prevention best practice and mitigation measures outlined in CEMP.	CEMP (Planning Condition 7)
Invasives	Buddleia scrub was identified around the site and its' boundaries. Not listed on Schedule 9 of the Wildlife and Countryside Act, this is a non-native and invasive species.	No special measures required.	CEMP (Planning Condition 7)
Other Notable Species	The majority of the habitat within the site boundaries including the scrub and ruderal vegetation, is suitable habitat for hedgehogs to shelter and forage.	Site preparation must be preceded by a hand search completed by a suitably qualified ecologist to ensure that if the event a hedgehog is present it can be identified and moved safely out of the way unharmed. This can be undertaken at the same time as reasonable avoidance measures for dormice.	CEMP (Planning Condition 7)

Proposed Scheme Changes

To understand how the variation to the approved scheme may affect the previous ecological assessment and mitigation, Envance were commissioned by the Applicant to undertake:

- A review of the previous ecological data for the Site;
- Review of the changes to the approved scheme;
- A site verification ecology survey undertaken by a consultant ecologist on 24th November 2025.

Access to the site during the verification survey was restricted due to the gate being locked, but it was possible for the Site to be observed and compared against the previous ecology findings around the perimeter of the Site.

At the time of the November 2025 survey the site had been recently partially cleared leaving behind bare ground and developed land, sealed surface (see **Appendix 3** for photographs). It is understood these works were undertaken as part of the approved planning permission and therefore the current baseline is considered to be the habitats recorded at the time of the verification survey.

It is understood that the proposed changes to the consented scheme are:

- 8 x 2.5 MWe engines instead of 5 x 4.4 MWe engines (total power output remains at less than 20MWe).
- Transformer compound has moved further away from the designated Main River.
- Switch room container now out of the Root Protection Area.
- All equipment remains similar in size and appearance as the approved layout, however the positions within the Site have moved to accommodate the different engines.
- The application boundary has not changed.

The following table set out the identified changes to the ecological impacts and mitigation measures arising from the proposed changes to the consented layout.

Table 2: Identified Changes to Previous Ecological Findings & Mitigation

Ecological receptor	Impacts likely to arise from change in consented scheme	Recommended Control
Statutorily Designated Sites	The proposed changes to the layout are not considered likely to give rise to any material changes that would adversely affect the identified statutorily designated sites. Changes are not considered likely to affect the conclusions of the Habitat Regulations Assessment (HRA) Screening Statement (The Ecology Co-op, 2024b) submitted for the consented scheme.	CEMP
Non-statutorily Designated Sites	Best working practices relating to noise levels, dust suppression through damping and surface water will help to minimise any risk of impacts during construction.	

Ecological receptor	Impacts likely to arise from change in consented scheme	Recommended Control
Site habitats	<p>Some minor site operations under planning consent appear to have taken place resulting in an increase in bare ground. The revised scheme moves the proposed attenuation pond to retain the root protection area of retained trees.</p> <p>The proposed native scrub planting and the creation of a bee bank remain appropriate. Any works within 8m of the ditch should avoid pollution through adoption of pollution prevention best practice and mitigation measures outlined in a Construction Environment Management Plan (CEMP) to ensure that both direct and indirect effects to the ditch by the works are minimised.</p>	LEMP and CEMP
Badger	<p>No signs of badger recorded but Site access restricted. Based on previous survey data and nature of site and surroundings the risk of encountering badgers is still considered to be low.</p> <p>The CEMP will identify an Ecological Clerk of Works (ECOW) to undertake a tool-box talk and check for evidence of badger setts prior to vegetation clearance. In the unlikely event a badger sett is found works will need to be postponed until Natural England is contacted regarding the requirement to obtain a suitable badger licence.</p>	CEMP
Bats	No buildings on Site and trees remain immature and unlikely to be suitable for supporting roosting bats. The Site habitats continue to provide some limited habitat for foraging and commuting bats as part of a wider resource. The recommendation for an 'ecologically sensitive lighting scheme' in accordance with guidance produced by the Bat Conservation Trust remains appropriate as does the recommendation for bat roosting opportunities to be placed onto mature trees at the site boundaries such as bat boxes.	LEMP and CEMP
Breeding Birds	<p>Habitats continue to provide some limited opportunities for nesting birds and the following recommendations remain appropriate.</p> <p>Any vegetation removal must be timed to avoid of the nesting bird season between 1st March to 31st August inclusive, unless features are first searched by an ECoW and no active nests are found. If an active nest is identified, a minimum exclusion zone for all works within a 5m radius of the nest must be established to protect it from disturbance until the young have Fledged. Enhancement: Two bird boxes to be installed on trees</p>	LEMP and CEMP
Dormice	<p>The habitats on Site have more limited suitability for this species since some site works have commenced as part of the consented scheme. However, there are remnants of scrub and a precautionary approach is still recommended.</p> <p>The CEMP will identify an ECoW to undertake a tool-box talk to include reasonable avoidance measures in relation to hazel dormice.</p>	CEMP.
Great Crested Newts and other Amphibians	The eDNA sample of the ditch and pond was negative for great crested newts. The habitats on Site have limited suitability for these species' groups. The recommended enhancement of creation of a hibernaculum remains appropriate together with precautionary working practices with respect to encountering amphibians during construction to be included in a CEMP.	LEMP and CEMP

Ecological receptor	Impacts likely to arise from change in consented scheme	Recommended Control
Reptiles	The habitats on Site have limited suitability for these species' groups. The recommended precautionary measures are considered to remain appropriate, to avoid any harm to reptiles during the construction phase of the development through a Reptile Method Statement included within the CEMP. The recommended enhancement through creation of a hibernaculum also remains appropriate.	LEMP and CEMP
Riparian Wildlife	The ditch habitat has very limited suitability for supporting water voles and none were recorded in spring 2025. The recommended precautionary approach is considered to remain appropriate with the CEMP to include a toolbox talk, pre-start check by the ECoW ahead of any works within 8m of the watercourse and avoidance measures for pollution control through adoption of pollution prevention best practice.	CEMP
Invasives	Buddleia still present, improvement through new landscaping using native species and precautionary approach during construction still considered to be appropriate.	LEMP and CEMP
Other Notable Species	Recommendations in relation to Site preparation remain appropriate as habitats suitable for hedgehogs remains present. Measure to be set out in the CEMP.	CEMP

In conclusion, there is no change to the impacts reported within the approved ecology documentation and therefore no further mitigation is recommended.

We trust this information is sufficient to assess the ecological and biodiversity changes arising from the variation of the extant planning permission. Please do not hesitate to contact me if you need clarifications.

Yours sincerely

Dr Holly Smith

Envance

Holly.smith@envanceuk.com

Attach:

Appendix 1: Site Plans

- Consented Site Layout Plan Forsa Energy Ref: FE/017/593 dated 18/01/2024
- A2 Site Layout Plan

Appendix 2: Decision Notice

Appendix 3: Site Photographs (November 2025)

Appendix 1: Site Plans

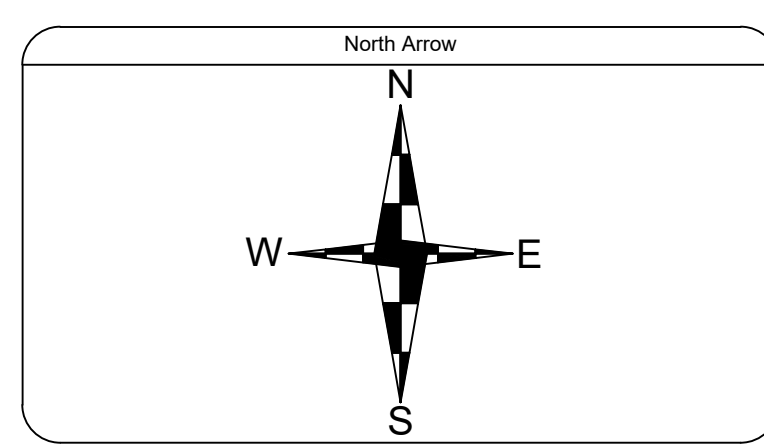


Rev.	Description	Date

Abbreviations			
ac	Air Conditioning	g	Gully
s	Subsidiary	st	Small Telecom Cover
bc	Block on Edge Casing	gv	Gas Valve
bt	British Telecom Cover	ht	Height
cb	Cable TV Cover	ic	Inspection Cover
cb	Cable Box	il	Inset Level
cf	Cable Fall	lv	Limited Access
cl	Cover Level	lva	Limited Visual Access
conc	Concrete	ll	Low Level
dh	Drop Man	lp	Lamp Post
dp	Down Pipe	na	No Access
et	Earth Rod	oh	Over Head
fa	Fresh Air Vent	r	Radiator
far	Flat Asphalt Road	rep	Rain Water Pipe
fb	Power Box	sc	Structure Casing
fc	Fibre Casing	sd	Set & Level Pipe
fh	Fire Hydrant	st	Tank
fr	Fire Hose Road	wh	Wash Hand Basin

Legend	
-----	Indicates overhead or hidden feature.
o	Indicates centre of steel, handrail or as annotated.
dh - 1400	Door height from finished floor level. (mm)
c - 900	Cill height from finished floor level. (mm)
h - 1300	Head height from cill level. (mm)
sh - 2000	Spring height from cill or finished floor level. (mm)
h - 2000	Height to ceiling/beams/roft. (mm)
(tree)	Trees identified and measured approximately only
Tree species	
d - 0.5m	Trunk diameter in metres
h - 8m	Height in metres
s - 10m	Spread in metres

Please Note	
1)	This survey has been produced in accordance with the RICS specifications for Surveys of Land, Buildings and Utility Services. The accuracy of this survey is dependent upon the scale of the commissioned survey. Users must be careful when re-scaling from any plots, using the grid to verify the scale.
2)	This survey is fixed to Ordnance Survey National Grid, from GPS observation, using GPS Active Network & transformed using the OSTN15 model.



Levels	
All levels are related to an Ordnance Survey Bench Mark.	
Levels are in metres, positions are indicated by a cross or as noted.	
OSBM Level Value 55.43m	
Location: On north face of north-east corner of St Peter's Church.	

Levels	
All levels are Above Ordnance Datum, fixed to the OS Network by GPS.	
Using GPS Active Network and transformed using the OSTN15 model.	
All level positions are indicated by a cross or as noted.	

Legend	
①	Gate
②	DNO Substation
③	33kV Transformer
④	Substation
⑤	8x 2.5MW Gas Units
⑥	Gas Governor And Metering Kiosk
⑦	Spare Parts Container
⑧	Welfare Cabin
⑨	1110.415kV Transformer
⑩	Waste Oil Tank
⑪	Clean Oil Tank
⑫	Backup Generator



Project Title:	Hermitage Way Havant PO9 1FA		
Project No.:	SK-ELL-002		
Drawing Title:	Site Plan	Revision:	Rev 5
Drawing No.:	002-01	Revision:	Rev 5
Client:	Electric Land Ltd		
	14-16 Great Putterney Street		
	London W1F 9ND		
Drawn:	S.J.	Checked:	S.B.
Scale:	1:200	Sheet Size:	A0
Date:	January 2025		



Appendix 2: Decision Notice

Mr Clive Fagg
Clive Fagg Planning
9 Dairy Lane
Hose
Melton Mowbray
LE14 4JW

For: Forsa Energy Gas Holdings Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/24/00237

Site Address: Land at Hermitage Park, Harts Farm Way, Havant

Proposal: Proposed gas fuelled capacity mechanism embedded generation plant to support the National Grid. A resubmission of previously approved applications (APP/21/00809) in order to secure changes to the site layout and technology following transfer of ownership of the site.

Further to your application received on 19 March 2024 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan - APPENDIX A1 FE-01-481
Elevation Building - APPENDIX A10 FE-01-600
Elevations Security Column - APPENDIX A11 FE-01-601
Elevations Palisade Fence - APPENDIX A12 FE-01-602
Site Layout Plan - APPENDIX A2 FE-01-593
Elevations - APPENDIX A3 FE-01-594

Our Ref: APP/24/00237

Elevations Containerised Engines - APPENDIX A4 FE-01-595
Elevations Transformer - APPENDIX A5 FE-01-596
Elevations DNO Building - APPENDIX A6 FE-01-597
Elevations Switchroom Container - APPENDIX A7 FE-01-597
Elevations Gas Kiosk - APPENDIX A8 FE-01-598
Elevations Oil Tanks - APPENDIX A9 FE-01-599
Covering Letter
Noise Impact Assessment - APPENDIX B
Air Quality Assessment - APPENDIX C
Preliminary Ecological Appraisal - APPENDIX D1 REV 3
Shadow Habitat Regulations Assessment - APPENDIX D2
Havant Visual Assessment - APPENDIX E1
Visualisation - APPENDIX E2
Visualisation - APPENDIX E3
Flood Risk Assessment - APPENDIX F - rev 3
Outline Construction Environmental Management Plan - APPENDIX G
Construction Traffic Management Plan - APPENDIX H

Reason: To ensure provision of a satisfactory development.

- 3 Prior to commencement of development on site, details of the tree protection measures for trees off site on the western boundary in accordance with British Standard 5837:2012 "Trees in relation to design, demolition and construction" shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to commencement of development and thereafter retained in the approved position.

Reason: In the interest of tree protection and with due regard to policies CS16 and CS11 of the Havant Borough Council Local Plan (Core Strategy) 2011 and National Planning Policy. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 4 Prior to occupation, details of soft landscaping between the proposal and Harts Farm Way will be submitted to and approved in writing by the Local Planning Authority to assist in the screening of the site and enhance green infrastructure to the west.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscape having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy.

- 5 The proposed development approved shall be carried out in accordance with the mitigation measures set out in the Flood Risk Assessment at Section 4.3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Prior to the commencement of development activities, a Landscape & Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with the ecological avoidance, mitigation, enhancement and management measures as detailed in the Ecological Assessment (The Ecology Co-op, May 2024) unless otherwise agreed in writing by the Local Planning Authority. It shall include, but not necessarily be restricted to: full details of all ecological avoidance and mitigation measures, to include timings, methods and responsibilities; full details of all ecological compensation and enhancement measures, including location, area, composition, establishment and ongoing management, monitoring and responsibilities.

Reason: To provide ecological protection and enhancement 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. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 7 The development hereby permitted shall not commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the steps and procedures that will be implemented to avoid or mitigate construction impacts on protected species and habitats. The CEMP as a minimum shall provide details of:

- Storage of Construction materials/chemical and equipment
- Parking of construction vehicles · Measures to ensure dust suppression
- Construction waste disposal
- Measures to minimise noise and vibration impacts to protected species and habitats.

The construction phase shall be carried out fully in accordance with the CEMP as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protected species and habitats having due regard to the Habitats Regulations, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) Southern Gas Networks - Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:
 - Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linsearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

- (5) 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:

- 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 were updated about issues after the initial site visit,

- (6) Any tree pruning must be carried out in accordance with British Standard 3998: 2010 "Tree Work-Recommendations".

- (7) Advice to Local Planning Authority and Applicant

Guidance to assess future flood risk

Planning practice guidance provides advice on what is considered to be the lifetime of the development in the context of flood risk and coastal change (see ref ID:

7-006-20220825). The Environment Agency guidance 'Flood risk assessments: climate change allowances' provides allowances for future sea level rise, wave height and wind speed to help planners, developers and their advisors to understand likely impact of climate change on coastal flood risk. It also provides peak river flow and peak rainfall intensity allowances to help planners understand likely impact of climate change on river and surface water flood risk.

Signing up for flood warnings

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

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

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.
To get help during a flood, visit <https://www.gov.uk/help-during-flood>.
For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Alex Robinson

Alex Robinson
Executive Head of Place

26 July 2024

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL
PLANNING AUTHORITY REFUSE PLANNING PERMISSION
OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.

Appendix 3: Site Photographs

Photograph 1:



Photograph 2:



Photograph 3:



Photograph 4:



Photograph 5:

