

DELEGATED OFFICER REPORT

PROPOSAL	Siting of 1No. shepherds hut for Class C1 Tourist Accommodation on the land adjacent to Broad Oak for 10No. months per annum including change of use from residential curtilage to land for tourism use and ancillary parking.
LOCATION:	Land at Broad Oak Hotel, Copse Lane, Hayling Island
REFERENCE NO:	APP/25/00150
APPLICANT:	Mr & Mrs Levy
APPLICATION TYPE:	Change of use
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	29/08/2025
WARD:	Hayling West;
SUMMARY RECOMMENDATION:	GRANT PERMISSION

1. Site Description

The site lies outside the built up area to the north of Copse Lane on Hayling Island. The building is sited in a ribbon of mainly residential development fronting the north side of Copse Lane. To the north of the site are a number of holiday lodges and to the south open fields.

The existing building was previously used as a hotel which closed in 2004. Planning Permission was granted in 2014 for change of use to a dwelling. The building is a substantial building which includes various extensions. The building is white painted with concrete tiles.

The site contains a number of mature trees including oaks and ash trees subject to Tree Preservation Orders (TPOs 1170 and 2095).

It lies outside any current day flood zone but is within the Future Flood Zone.

The site is located approximately 30m to the north of Chichester Harbour National Landscape (formerly Area of Outstanding Natural Beauty). The site is also approximately 20m north-west of a designated SINC and Primary Support Area for Solent Waders and Brent Geese.

2. Planning History

There is an extensive planning history for the site the most relevant applications to this planning application are;

90/50931/002 - Temporary siting of mobile home for existing hotel proprietors accommodation pending implementation of refurbishment of Hotel building.

96/50931/016 - Single storey block of 10 No.lodges linked to hotel by covered walkway together with associated parking and landscaping, including removal of preserved trees. Refused. Appeal Dismissed.

05/50931/017 - To extend caravan licence of 5 caravans at 8 months to 5 caravans for 10 months a year.

APP/12/00362 - Change of use from redundant rural building to 1No. 3 bed dwelling. Refused 14/09/2012.

APP/14/00542 – Change of use from hotel (Use Class C1) to residential home (Use Class C3). Permit 23/07/2014

APP/16/00167 - Remove conservatory and bay windows, internal and external alterations and raised terrace. Permit 13/04/2026

APP/16/00936 - Variation of Condition No. 6 of Planning Permission APP/16/00167 to vary approved plans., Permit 20/12/2016

APP/19/00780 - Erection of boundary fence and gates, alteration to existing access and 1 new access/crossover from Copse Lane and native hedge (30.06.20). Request to discharge condition 5 (01.02.21), Permit 30/06/2020

3. Proposal

Siting of 1No. shepherds hut for Class C1 Tourist Accommodation on the land adjacent to Broad Oak for 10No. months per annum including change of use from residential curtilage to land for tourism use and ancillary parking.

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 Local Plan (Core Strategy) 2011

CS5 - Tourism

CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS15 - Flood and Erosion Risk

CS16 - High Quality Design

CS17 - Concentration and Distribution of Development within the Urban Areas

CS21 - Developer Requirements

DM4 - Static Holiday Caravan Development

DM8 - Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014

AL1 - Presumption in Favour of Sustainable Developments

AL2 - Urban Area Boundaries and Undeveloped Gaps between Settlements

DM23 - Sites for Brent Geese and Waders

DM24 - Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester
Harbour Area of Outstanding Natural Beauty

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

5. Statutory and Non Statutory Consultations

HBC Arboriculturalist

Original comments received 15/07/2025

Having read the application details and the submitted Arboricultural information I raise no objection to the application.

However, if the proposal is given permission, I would require the following condition to be applied please:

The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference MDJAC-BS25106-AIAPMS-01 and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)).

A comprehensive replanting plan must be submitted and agreed by the LPA as part of this condition.

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.

Comments received 13/03/2026 following amended Arboricultural Report, omitting the removal of trees to align with the submitted BNG information:

Thanks for the re-consultation on this application.

I raise no objection to this application and note that no trees are scheduled for removal as part of the project – as such there is no requirement for mitigation planting.

The following condition can be applied please:

The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference MDJAC-BS25106-AIAPMS-01- REV A and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)).

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.

HBC 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 Havant Borough.

Change of Use/ Tourist Accommodation.

The proposal consists of the siting of 1 No. shepherd's hut for tourist accommodation for 10 No. months per annum. The proposed site plan depicts two plot locations for the shepherd's hut, one winter location and one summer location. Policy CS5 supports development proposals that provide hotel and other types of tourist accommodation in the borough. The supporting text acknowledges Hayling Island to be an appropriate location for tourism due to its coastal location. The proposed shepherd's hut can be considered similar in principle to a static holiday caravan. Policy DM4 supports the provision of this type of development, so long as:

- the development would have a close physical relationship to existing caravan sites
- the caravan is to be used for holiday purposes only, with a limited period of occupancy for a maximum of ten months per calendar year.

So long as it is satisfied that the development would have a close physical relationship to existing caravan sites, it is considered that the principle of development is acceptable in policy terms with regard to the proposed change of use for tourist accommodation.

Flood Risk.

The application site lies in Flood Zone 1, however also lies in the Future Flood Zone for Tidal Flooding (NB the applicant's FRA first consistently identifies this as fluvial risk, but later considers the tidal risk). The applicant has prepared a Sequential Test, Exception Test and Site-specific Flood Risk Assessment in line with National Policy requirements, specifically paragraphs 175 and 176 of the NPPF.

The Sequential Test

The applicant has submitted a Sequential Test which concludes that it is not passed.

The Exception Test

While guidance is clear that one should not move on to the exception test unless the sequential test is passed, I have nevertheless considered the applicant's submission in this regard.

The applicant does not overtly recognise the need to pass the two parts of the exception test as set out in paragraph 178 of the NPPF, and has not addressed part a) of the test.

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The assessment of whether the development is safe relies to a high degree on warning, evacuation and non-use of the proposed shepherd's hut. This is considered appropriate and proportionate given the nature of the proposal as temporary holiday accommodation.

Conclusion

Setting aside flood risk, the proposal is broadly capable of support in policy terms. However, neither the sequential test nor the exception test required in national policy have been passed. This must be weighed in the planning balance, while noting that the safety element of the exception test has been addressed.

County Highways Team

As the application is for 5 dwellings or less, and onwards there is no required change of vehicle access onto the (public) highway, 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>

Natural England

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites.

Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A. If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here:

Protected sites and areas: how to review planning applications - GOV.UK (www.gov.uk)

Further guidance is also set out in Planning Practice Guidance on the natural environment Natural environment - GOV.UK (www.gov.uk) and on Habitats

Regulations Assessment

Appropriate assessment - GOV.UK (www.gov.uk)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

HBC Nutrients Officer

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	13/08/2025	03/09/2024	Is advertised in the public interest

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

Number consulted: 5

No comments received. None.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- i. The Principle of development and Tourism use
- ii. Flood Risk issues
- iii. Layout, design, landscaping and impact on character of area and trees
- iv. Impact on residential amenity
- v. Access and parking matters
- vi. Ecology and Biodiversity Net Gain
- vii. Compliance with Habitats Regulations

i. The Principle of development and Tourism use

7.2 Whilst there is evidence in the form of redundant concrete bases for caravans on the site, the lawful use of the land is residential curtilage in association with Broad Oak as established in the granting and implementation of planning permission APP/14/00542. The proposal seeks the siting of 1No. shepherds hut for Class C1 Tourist Accommodation for 10No. months per annum, this would involve the change of use from residential curtilage to land for tourism use and provision of ancillary parking.

7.3 The shepherds hut would comply with the definition of a caravan as defined in the Caravan Sites and Control of Development Act 1960, as it would not be permanently affixed to the land. Whilst the shepherds hut itself is not considered operational development, the use of the land for tourist accommodation would constitute a material change of use of the land. Furthermore, all hardstanding

associated with the bases, access and parking provision would be operational development, which planning permission is sought.

- 7.4 Policy CS5 generally supports development within the tourist industry and in particular supports the provision of 'hotel and other types of tourist accommodation'. The proposed shepherds hut accommodation would compliment the more traditional static caravans found elsewhere on Hayling Island and would broaden the type of tourist accommodation available on the Island, thus providing a modest benefit to the tourist economy of the Borough.
- 7.5 Policy DM4 (Static Holiday Caravan Development) requires both of the following criteria to be met:
1. The development would have a close physical relationship to existing caravan sites.
 2. The caravan is to be used for holiday purposes only and has a limited period of occupancy for a maximum of ten months per calendar year.
- 7.6 The supporting text to this policy indicates that 'a close physical relationship' will be defined as a 'visually continuous extension of an existing site'.
- 7.7 There are caravans to the north of the site separate from the application site by boundary fencing. Nonetheless, the proposed shepherd hut would be seen within the visual context of the adjoining caravan site and therefore the proposal would comply with policy DM4.
- 7.8 The supporting text of policy DM4 also makes it clear that caravans would only be permitted with limited occupancy, with a maximum of 10 months per year with a log kept of all visitors - this is to ensure that they are not used by one person/household for a continuous 10 months but for short stay genuine holiday use only. The applicant is only seeking 10 month occupation of the shepherds hut as such subject to conditions, the proposal accords with this requirement.
- 7.9 In light of the above, the change of use of land is considered acceptable in principle.
- ii. Flood risk issues
- 7.10 Whilst the site lies outside the current flood zones 2 and 3, most of it falls within the Future Flood Zone.
- 7.11 The Council's Planning Policy team have commented '*neither the sequential test nor the exception test required in national policy have been passed. This must be weighed in the planning balance, while noting that the safety element of the exception test has been addressed*'.
- 7.12 Whilst it is noted that the Council's Planning Policy Team have stated that the sequential test has not been formally passed, it is noted in the applicant's flood risk statement they have stated that;
- 7.13 '*Only areas located significantly further from the coastline have a lower future climate change flood risk. There are no known areas of land available for purchase in these regions suitable for this type of business. Therefore, since the site cannot be relocated to an area with a lower risk of flooding due to current land ownership, viable business location, and unavailable land, the site has failed the sequential test, as the flood risk will remain.*

The sequential test is about guiding development to areas at lowest risk of flooding and the onus would be on you as applicant to adequately demonstrate that there are no alternative lower risk sites, reasonably available, for equivalent shepherds' hut style development, on Hayling Island.'

- 7.14 Whilst insufficient evidence has been submitted to formally pass the sequential test, officers acknowledge the limitations for identifying reasonably available alternative sites given the extent of the future flood zone within Hayling Island, the vast areas subject to environmental constraints and the requirements of policy DM4 in terms of siting near existing caravan sites.
- 7.15 The exception test is designed to allow appropriate and safe development to proceed where the sequential test has been passed. The Council's Planning Policy team have commented *'The applicant does not overtly recognise the need to pass the two parts of the exception test as set out in paragraph 178 of the NPPF, and has not addressed part a) of the test.*
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
- The assessment of whether the development is safe relies to a high degree on warning, evacuation and non-use of the proposed shepherd's hut. This is considered appropriate and proportionate given the nature of the proposal as temporary holiday accommodation.'*
- 7.16 Whilst the proposal does not pass the sequential and exception tests the proposal would provide a modest contribution to the local tourism economy that would weigh positively in the planning balance. Furthermore, it has been demonstrated that there would be an adequate warning and evacuation plan that would mitigate the risk of flooding. This is considered further in the overall planning balance in the conclusion section of this report.
- iii. Layout, design, landscaping and impact on character of area and trees
- 7.17 The site would be seen within a rural context and the setting of the National Landscape. Policy CS16 of the Havant Borough Local Plan would apply which requires a high quality design that responds positively to the local character.
- 7.18 The site is relatively enclosed by the boundary wall and existing soft landscaping, however some views of the proposed site can be achieved from the road through the proposed site access. The siting of a shepherd hut would not appear unduly prominent within the site, furthermore during the winter months the shepherds hut would be set back further into the site away from the public domain and would be seen within the context of the existing adjoining caravan site.
- 7.19 The proposed operational development is limited to a modest amount of hard landscaping that would not detract from the character of the area. There are existing caravan sites within the immediate vicinity of the application site, as such the introduction of a shepherd's hut would not appear unduly prominent and would be in keeping with the character of the area subject to retention and enhancement of the soft landscaping.
- 7.20 The submitted block plan shows the proposed summer and winter siting of the shepherd's hut. The applicant's agent has confirmed in an email dated 03/11/2025

that *'there will be small bases required for the wheels of the Shepherd's Hut which will be four small areas of concrete measuring 40 by 30cms in size.'* In terms of the access and parking provision the agent has advised that there would be *'square reinforcement grids and planted with grass.'* As such, there would be minimal hard standing and therefore the verdant character would be retained.

7.21 The subdivision of the Broad Oak's curtilage would be acceptable given that sufficient amenity space would be retained for the host dwelling and that the surrounding area comprises dwellings with different plot sizes and therefore the proposal would not result in harm to the character of the area in terms of pattern and density of development.

7.22 The proposal would therefore have an acceptable appearance and would be in keeping with the character of the area.

iv. Impact on residential amenity

7.23 The change of use of the land for tourism would result in some additional activity on the land, however given the modest nature of the proposal it is not likely to result in an adverse impact on neighbouring occupiers.

7.24 The shepherd's hut would have a modest scale and would be sited approximately 4.2m from the closest boundary to the east and as such would be a sufficient distance from the nearest neighbouring property The Orchard to prevent an overbearing impact, loss of light or loss of privacy.

v. Access and parking matters

7.25 The proposal seeks to utilise an existing access. This was granted under planning permission APP/19/00780. Whilst the access point was created, no hard standing was installed, nonetheless this could be lawfully implemented. Officers are satisfied that there would be no adverse highway safety, given the existing access arrangements and modest vehicle movements a single shepherd's hut would likely generate.

7.26 The current proposal seeks a square area of hard standing for parking measuring approximately 59sqm. This would provide adequate parking provision for the proposed use. Sufficient parking provision would be retained for the host dwelling.

7.27 The proposal is therefore satisfactory on highway safety and parking grounds.

vi. Ecology and Biodiversity Net Gain

7.28 The only operational development proposed would be the hard standing proposed for the parking provision and the 8 small bases required for the wheels of the Shepherd's Hut in the summer and winter locations. The applicant has demonstrated in an email dated 15th October 2025 that the additional hardstanding area for the parking would measure 13sqm above that previously approved under application APP/19/00780 and the bases for the wheels of the shepherd's hut would measure 0.96sqm altogether.

7.29 As originally submitted the tree report suggested that there would be trees removed from the site. This was not directly required to facilitate the proposed development,

as such an amended tree report has been submitted during the course of the application and the trees previously to be removed are now to be retained.

- 7.30 The proposal therefore has an acceptable ecological impact and qualifies for the de-minis exemption from Biodiversity Net Gain requirements.

viii. Impact on trees

- 7.31 The site contains a number of mature trees including oaks and ash trees subject to Tree Preservation Orders (TPOs 1170 and 2095). As set out above an amended tree report has been submitted, as such there are no longer any trees proposed to be removed. The Council's Arboriculturalist has reviewed the amended tree report and is satisfied that existing trees within the site and off site would be adequately safeguarded, subject to a condition requiring compliance with the submitted Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement.

ix. Waste management

- 7.32 The submitted application form states that waste will be disposed of by the applicant. Whilst no waste storage has been shown on the submitted plans, the site has sufficient space for waste storage.

vii. Compliance with Habitats Regulations

- 7.33 The formation of a new tourist accommodation unit, with its associated overnight stays by people unrelated to the main dwelling, would introduce independent residential occupation, tantamount to the creation of a new residential unit in terms of the Habitats Regulations. Therefore, appropriate mitigation for the additional recreational disturbance and effects on water quality need to be provided, at a proportionate level for the proposed 10 month a year use, in order to comply with the Habitats Regulations.
- 7.34 The Council conducted a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA), of the proposed development under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended). The Council's assessment as competent Authority under those regulations is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on several Solent European Sites (as defined in the applications HRA) due to both the increase in recreation and the decrease in water quality that would be a result of the proposed development.
- 7.35 The planning application was then subject to Appropriate Assessment under Regulation 63. This included two packages of avoidance and mitigation packages. The first is a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy. The second is a package of measures based on the Position Statement and Mitigation Plan for Nutrient Neutral Development.
- 7.36 The Appropriate Assessment concluded that the avoidance and mitigation packages are sufficient to remove the significant effects on 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 responded with standing advice only and no objection. The applicant has entered into a legal agreement to secure the mitigation packages.

8 Conclusions

- 8.1 The principle of the change of use of land from residential curtilage to tourism with the siting of a shepherd hut and ancillary parking provision is considered acceptable and there would be modest economic benefits to the tourism industry. The site is located in a future flood zone, whilst the sequential and exception tests have not been passed. However, the application is supported by a flood risk assessment that sets out an appropriate warning and evacuation plan that would mitigate the risk of flooding. There would be acceptable parking provision and there would be no material harm to highway safety. The trees on the site would be adequately safeguarded. In considering the overall planning balance, the proposal is considered acceptable and is recommended for approval.
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9. RECOMMENDATION:

That the Interim Head of Planning **GRANT PERMISSION** for application APP/25/00150 subject to conditions;

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:

Proposed Shepherds Hut 22016-408
Location Plans 23019-106 Rev A
Proposed Site Plan 23019-407 Rev. A
Flood Risk Assessment June 2025 Revision B Earth Environmental & Geotechnical
Aboricultural Impact Assessment and Preliminary Method Statement MDJAC-
BS25106-AIAPMS-01 Rev. A 3rd March 2026
Havant Occupancy Calculator
Solent Nutrient Budget Calculator
Design and Access Statement V2 Issue – May 2025
Email dated 3/11/25– BNG deminimis

Reason: - To ensure provision of a satisfactory development.

3. Notwithstanding the approved plans, the bases for the siting of the shepherd's hut shall not exceed 8 small areas of concrete measuring 40cm by 30cm as per the email dated 03/11/2025.

Reason: In order to comply with BNG legislation and in the interests of visual amenity and to accord with policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.

4. The accommodation hereby permitted shall only be occupied for tourist holiday accommodation for up to 10 months per calendar year and shall not be used as a sole or main residence or separate unit of accommodation. A logbook must be kept of paying visitors, their arrival and departure dates, which must be made available for inspection by the Local Planning Authority upon request.

Reason: To monitor the 10 month per calendar year tourist use and in line with the completed appropriate assessment to ensure adequate mitigation for protected sites, having due regard to policies DM4, CS5, C11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

5. 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

6. 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.

7. The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arboricultural Method Statement (Reference MDJAC-BS25106-AIAPMS-01- REV A and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)).

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.

8. There shall be no more than one shepherds hut or caravan stationed on the site associated with the hereby approved use of the site for tourism.

Reason: In accordance with the application description, in the interest of amenity and in line with the completed appropriate assessment to ensure adequate mitigation for protected sites, having due regard to policies DM4, CS5, C11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Informatives:

1. In accordance with paragraphs 39-51 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,
- Your application was acceptable following receipt of additional information and amended documents and no further assistance was required.