

19 St. Peters Avenue, Hayling Island

The client proposes a new build development of one 4-bedroom house located at 19 St Peters Avenue, Hayling Island. This replaces an existing dwelling which has been demolished.

Havant Borough Council have specific local requirements for submitting a Planning Application. Due to the sensitive location of Hayling Island within the vicinity of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site, the site needs to be assessed for against the European Sites Avoidance and Mitigation Checklist and have a nutrient budget completed.

European Sites Avoidance and Mitigation Checklist

The proposed development would be within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation will need to be provided. The Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy is appropriate to the applicable planning applications.

The European Sites Avoidance and Mitigation Checklist is attached.

Water quality

There is evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from any development resulting in an increase in overnight accommodation located anywhere in Havant Borough.

As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement and Mitigation Plan which sets out how it is possible to mitigate the impact of development.

A water efficiency calculator has been completed, please see attached. This confirms the proposed property will have a potable water usage of less than 110 litres/person/day. This is achieved by using dual flush WCs and restricted taps and showers, based on the specification outlined below:

WCs – Dual flush 6/4 litres

Taps – 4 litres/min

Bath – 156 litres capacity to overflow

Shower – 8 litres/min

At this early stage white good products have not been selected and therefore have been entered as default water use. If the client selects low water usage white goods this will further reduce the water usage of the dwelling. The calculation also accounts for 5 litres external water use.

The Nutrient Budget Calculation gave a result of -0.4 (attached), the development is Nitrogen neutral and no mitigation will be required.



WHITECODE DESIGN ASSOCIATES
BUILDING SERVICES DESIGN CONSULTANTS

Job no:

10950

Date:

16/10/2020

Assessor name:

Ellen Huelin

Development name:

19 St Peters Avenue

WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS - PART G: 2010

Dwelling Type

Type 1

Type 2

Description

4 bedroom house

Installation Type	Unit of measure	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day
Is a dual or single flush WC specified? Select option: Click to Select					
WC	Full flush volume	6	8.76		0.00
	Part flush volume	4	11.84		0.00
Taps (excluding kitchen and external taps)	Flow rate (litres / minute)	4	7.90		0.00
Are both a Bath & Shower Present? Bath & Shower Click to Select					
Bath	Capacity to overflow	156	17.16		0.00
Shower	Flow rate (litres / minute)	8	34.96		0.00
Kitchen sink taps	Flow rate (litres / minute)	4	12.12		0.00
Has a washing machine been specified? No Click to Select					
Washing Machine	Litres / kg		17.16		0.00
Has a dishwasher been specified? No Click to Select					
Dishwasher	Litres / place setting		4.50		0.00
Has a waste disposal unit been specified? No Click to Select					
Water Softener	Litres / person / day	0	0.00		0.00
Calculated Use		114.4		0.0	
Normalisation factor		0.91		0.91	
External use		5.0		5.0	
Building Regulations 17.K (<125 L/p/d)		Total Consumption	109.1	0.0	
		17.K Compliance?	Yes	-	

Nitrogen Budget Calculation

Planning Application Reference No.	APP/20/00888
Site Name:	19 St. Peters Ave, Hayling Is. PO11 0SA.
Additional Information:	
Proposal for the Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000.	
Date:	Saturday, 10 October 2020

Stage 1	Calculate total Nitrogen in kg per year derived from the development that would exit the Wastewater Treatment Works (WwTW) into Solent catchments after treatment	
Step 1	Calculate additional population	
	Enter the number of units proposed	1
	Net population increase per housing unit	2.40
	Total net population increase generated by the development	2.40
Step 2	Calculate wastewater volume generated by the development	
	Water use in litres per person per day	110
	Total wastewater volume generated by the development (litres per day)	264
Step 3	Confirm receiving WwTW and permit limit	
	Select the wastewater treatment works the development will connect to	Budds Farm
	Wastewater treatment works' permit limit (mg per litre)	9.7
	Wastewater treatment works' discharge level (mg per litre)	8.7
Step 4	Calculate total nitrogen in kg per year discharged by the WwTW	
	Deduct acceptable Nitrogen loading in wastewater (mg per litre)	6.7
	Total Nitrogen discharged by WwTW (mg per day)	1,776.7
	Total Nitrogen discharged by WwTW (kg per day)	0.0018
	Total Nitrogen discharged by WwTW (kg per year)	0.6

Stage 2	Calculate existing (pre-development) nitrogen from current land use of the development site	
Step 1	Total area of development site	
	Enter the total area of the development site (hectares)	0.07
Step 2	Identify current land uses of the development site	
	Enter area currently used for urban development (hectares)	0.07
	Enter area currently used for open space / greenfield (hectares)	0.00
	Enter area currently used for woodland (hectares)	0.00
	Enter area currently used for community food growing / catchment average (hectares)	0.00
	Enter area currently used for cereals (hectares)	0.00
	Enter area currently used for dairy (hectares)	0.00
	Enter area currently used for general cropping (hectares)	0.00
	Enter area currently used for horticulture (hectares)	0.00
	Enter area currently used for pig farming (hectares)	0.00
	Enter area currently used for lowland grazing (hectares)	0.00
	Enter area currently used for mixed farming (hectares)	0.00
	Enter area currently used for poultry farming (hectares)	0.00
	Check to help ensure that sum total of land uses in Step 2 equals site area in Step 1	0.1
Step 3	Calculate nitrogen load from current land usage	
	Total Nitrogen load from current land usage (kg per year)	1.0

Nitrogen Budget Calculation

Stage 3	Calculate nitrogen load for the non-built land uses proposed for the development site	
Step 1	Identify proposed land uses of the development site	
	Enter the total urban area to be created (hectares)	0.00
	Enter the total designated open space / SANG area to be created (hectares)	0.00
	Enter the total nature reserve area to be created (hectares)	0.00
	Enter the total woodland area to be created (hectares)	0.00
	Enter the total community orchard area to be created (hectares)	0.00
	Enter the total community food growing / allotment area to be created (hectares)	0.00
	<i>Check to help ensure that sum total of proposed land uses equals site area in Stage 2</i>	0.00
Step 2	Calculate total Nitrogen load from proposed land uses	
	<i>Total Nitrogen load from future land uses (kg per year)</i>	0.00

Stage 4	Calculate the net change in Nitrogen load from the proposed development	
Step 1	Identify Nitrogen load from wastewater (Stage 1)	
	<i>Nitrogen leaving wastewater treatment works (kg per year)</i>	0.65
Step 2	Calculate net change in Nitrogen load from land use changes	
	<i>Total Nitrogen load from future land use (kg per year)</i>	-1.00
Step 3	Calculate total Nitrogen budget for the development site	
	<i>Nitrogen budget for the site (kg per year)</i>	-0.35
Step 4	Calculate precautionary buffer if Nitrogen budget exceeds zero	
	<i>Precautionary Nitrogen buffer (kg per year)</i>	0.00

Total Nitrogen budget for the proposed development (kg per year)	-0.4
Development will be Nitrogen neutral - no mitigation will be required	

Updated European Site avoidance and mitigation checklist

This checklist must be completed and provided, along with a nutrient budget, in order for the Local Planning Authority to validate any planning application for overnight accommodation. It sets out how an avoidance and mitigation package will be provided to remove any likely significant effect on a Solent European Site.

It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes.

All relevant boxes should be completed and the form must be signed. If signed by an agent, it is their responsibility to ensure that the applicant is aware of the commitment to providing a mitigation package, in the form of a financial contribution.

Application details	
Site name:	19 St. Peters Avenue
Site address:	19 St Peters Avenue, Hayling Is., PO11 0SA.

Recreational disturbance																	
The proposed development would be within 5.6 km of Chichester and Langstone Harbour, which is a Special Protection Area and Ramsar site. As such, mitigation will need to be provided. The Council considers that mitigation provided in line with the Solent Recreation Mitigation Strategy (available at www.birdaware.org/strategy) is appropriate to the applicable planning applications. This would result in a mitigation package based on the table below. It will be necessary for a suitable avoidance and mitigation package to be provided in order for the Council to lawfully grant permission for applicable schemes. <table border="1"> <thead> <tr> <th>Size of units</th> <th>Scale of mitigation per unit</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>£356.00</td> </tr> <tr> <td>2 bedroom</td> <td>£514.00</td> </tr> <tr> <td>3 bedroom</td> <td>£671.00</td> </tr> <tr> <td>4 bedroom</td> <td>£789.00</td> </tr> <tr> <td>5 bedroom</td> <td>£927.00</td> </tr> <tr> <td colspan="2">Please note that a monitoring fee is attached, at 5% of mitigation cost.</td> </tr> <tr> <td colspan="2">Please note that an administration fee of £23 per application is applied.</td> </tr> </tbody> </table>		Size of units	Scale of mitigation per unit	1 bedroom	£356.00	2 bedroom	£514.00	3 bedroom	£671.00	4 bedroom	£789.00	5 bedroom	£927.00	Please note that a monitoring fee is attached, at 5% of mitigation cost.		Please note that an administration fee of £23 per application is applied.	
Size of units	Scale of mitigation per unit																
1 bedroom	£356.00																
2 bedroom	£514.00																
3 bedroom	£671.00																
4 bedroom	£789.00																
5 bedroom	£927.00																
Please note that a monitoring fee is attached, at 5% of mitigation cost.																	
Please note that an administration fee of £23 per application is applied.																	
Please select one of the following options:																	
I hereby confirm that the proposed development will include an avoidance and mitigation package in line with the Solent Recreation Mitigation Strategy.	X																
An alternative approach to avoiding and mitigating the recreational impact arising out of the development is proposed (please set out in more detail in a supporting document appended to this checklist).																	
The site is located more than 5.6km from the Solent Special Protection Areas (this applies to only a small section of the Borough in Cowplain).																	

Water quality

There is evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from any development resulting in an increase in overnight accommodation located anywhere in Havant Borough. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement and Mitigation Plan (www.havant.gov.uk/nitrogen) which sets out how it is possible to mitigate the impact of development.

The position statement highlights that developments on agricultural land are expected to provide avoidance and mitigation on-site, thus resulting in a nutrient neutral development. Developments on non-agricultural land will not be able to provide mitigation on site. In such cases, developments will need to contribute towards an off-site land-based scheme.

The scale of mitigation is to be determined by a nutrient budget for the development, to be provided alongside this checklist. In the case that developers elect to use the Council's strategic mitigation package, £1,235.00 per kilogram of nitrogen is payable.

Please select **one** of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package, in line with the Council's Nutrient Neutrality Mitigation Plan.

The proposed development would be 'nutrient neutral' or 'nutrient positive'. A nutrient budget is attached to this checklist (this option is particularly applicable to developments proposed on agricultural land).

X

An alternative approach to avoiding and mitigating the impact on water quality arising as a result of the development proposed (please set out in more detail in a supporting document appended to this checklist).

The proposed development proposes a bespoke assessment and nitrogen budget (the applicant would like this bespoke assessment to be considered by the Council in undertaking the required Habitats Regulations Assessment and understands that this will be done in consultation with Natural England).

Please select one of the following options to the right, then complete all boxes below

Signed by applicant

Signed by agent

X

By submitting this form to Havant Borough Council, the applicant is committing to providing mitigation packages, usually in the form of a financial contribution.

If an agent is signing on behalf of an applicant, it is the agent's responsibility to seek the agreement of the applicant to the commitments selected above as it will be the applicants who assumes the risk and responsibility upon the granting of any planning permission.

Signed:



Print name:

I Faithfull on behalf of Sam Upton

Date:

14/10/2020