

PLANNING APPLICATION

APPROVAL OF DETAILS RESERVED BY CONDITION

PROJECT:

**Use of land for Four Static Caravans
with 10 months occupancy each**

Client: Mr Danny Jones

Agent: Mr James Jay

Site Address: 40 Haven Road, Hayling Island
Hampshire PO11 9RY

4th December 2020



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Planning Department - Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

4th December 2020

Site Location: 40 Haven Road, Hayling Island, PO11 9RY

Proposal: Use of land for Four Static Caravans with 10 month occupancy each

Type: Application for discharge planning condition

Dear Sir/Madam,

Please find the enclosed planning application to discharge planning condition 3, part A & B of permission reference APP/19/00800.

The enclosed includes:

- Application Form
- Copy of planning decision
- Water Efficiency Reports
- Site Nitrogen Budget Calculator

The above information is submitted in support of the application.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Mr James Jay
Agent & Design Director
The Planning Service

Mr G Gard
ACE Designs
143 Station Road
Liss
GU33 7AJ

For: Mr & Mrs Jones

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

Application Number: APP/19/00800

Site Address: 40 Haven Road, Hayling Island, PO11 9RY

Proposal: Use of land for Four Static Caravans with 10 month occupancy each

Further to your application received on 07 August 2019, which was valid from 11 September 2019 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 and Block Plan - Drawing No. 190701/01 Rev A
Site Plan as Proposed - Drawing No. 190701/02 Rev A
Flood Risk Assessment by UK Flood Risk Project Ref: QFRA 1577 Version 1.0 dated 21/01/2020
Reason: - To ensure provision of a satisfactory development.

- 3 The additional 3 caravans 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; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter;
 - b) A mitigation package addressing the additional nutrient input arising from the additional 3 caravans has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

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. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.

- 4 The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment ref: QFRA 1577 Version: 1.0 dated 21/01/2020 and the following mitigation measures:

- Finished floor levels shall be set no lower than 3.86 metres above Ordnance Datum (AOD) and remain so in perpetuity;
- No caravan on the site shall be occupied at any time during the months of January and February.

Reason: To prevent the permanent occupation of the caravans and ensure that floor levels are appropriate in order to reduce the flood risk to future occupants having due regard to Planning Practice Guidance to the National Planning Policy Framework and policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

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.gov.uk/pcs.
- (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) You are reminded of the need to comply with condition 3 above PRIOR TO OCCUPATION. Please refer to the Council's Position Statement on Nutrient Neutrality: <https://www.havant.gov.uk/nitrogen>
- (5) You are reminded of your responsibility to also obtain a Caravan Site Licence from Environmental Health. Please see <https://www.havant.gov.uk/caravan-and-camping-site-licences>
- (6) 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, amended details submitted, making your proposal acceptable.
- (7) The Environment Agency has provided the following guidance to the Applicant:
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>. Our flood warning service is 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, please visit <https://www.gov.uk/prepare-for-flooding>.
To get help during a flood, please visit <https://www.gov.uk/help-during-flood>.
For advice on what do after a flood, please visit <https://www.gov.uk/after-flood>.

Simon Jenkins

Simon Jenkins

18 March 2020

Part G Compliance Report

PROJECT DETAILS

Project Reference: APP/19/00800
Client: Danny Jones
Property: Plot 1 - 40 Haven Road
Hayling Island
PO11 9RY

Local Authority: HBC
Agent: The Planning Service

Assessor: The Planning Service
Address: Studio, Old Flints North Lane, Clanfield PO8 0RL
Contact: James Jay
Software: G-Calc 2015 version 3.0.2
Prepared on: 25-Nov-20

RESULT SUMMARY

By following the Government's national calculation methodology for assessing water efficiency in new dwellings this 2 bed dwelling, as designed, achieves a water consumption of 110 litres per person per day.

Compliance with Building Regulation 36(1) has been demonstrated.

Table 1: The Water Calculator for New Dwellings

Installation Type	Unit of measure	Value	Use factor	Fixed use	litres/person/day
WC(single flush)	Flush volume (litres)		4.42	0.00	
WC(dual flush)	Full flush vol.	6	1.46	0.00	8.76
	Part flush vol.	3	2.96	0.00	8.88
WC(multiple fittings)	Average effective Flush vol. (litres)		4.42	0.00	
Taps(excl. Kitchen)	Flow rate (litres/min)	6	1.58	1.58	11.06
Bath (shower also present)	Capacity to overflow (litres)	0	0.11	0.00	0
Shower (bath also present)	Flow rate (litres/min)	0	4.37	0.00	0
Bath only	Capacity to overflow (litres)	0	0.50	0.00	0
Shower only	Flow rate (litres/minute)	9	5.6	0.00	50.4
Kitchen sink taps	Flow rate (litres/minute)	9.6	0.44	10.36	14.58
Washing Machine	litres/kg dry load	8.17	2.1	0.0	17.16
Dishwasher	litres/place setting	1.25	3.6	0.0	4.50
Waste disposal	litres/use	0	3.08	0.0	0
Water softener	litres/person/day	0	1.0	0.0	0
Total calculated use (litres/person/day)					115.34
Contribution from greywater (litres/person/day)					-
Contribution from rainwater (litres/person/day)					-
Normalisation factor					0.91
Total Water Consumption. Code for Sustainable Homes (litres/person/day)					105
External water use					5.0
Total Water Consumption. (36(1)) (litres/person/day)					110

Summary of fitting types "As Designed"			
Type	Description	Flow rates, volumes etc.	Qty
Taps	Bathroom	6 litres/min	1
Dishwashers	General consumption	1.25 litres/place	1
Washing Machines	General consumption	8.17 litres/kg	1
Showers	Bathroom	9 litres/min	1
WC's	Bathroom	6 / 3 litres flush vols.	1
Kitchen/Utility taps	Kitchen	9.6 litres/min	1

The lower section of this table is to be filled in by the builder prior to completion. The descriptions, values and quantities should represent the 'as built' specification. Please note the values above represent design values and should not be exceeded without prior consultation with the agent/designer (The Planning Service).
The completed table should be returned to the assessor: The Planning Service (Contact: James Jay).

Declaration of fitting types "As Built"			
Type	Make and Model	Flow rates, volumes etc.	Qty
Taps			
Dishwashers			
Washing Machines			
Showers			
WC's			
Kitchen/Utility taps			

Project ref: APP/19/00800 - Plot 1 - 40 Haven Road

The above declaration of fittings, values and quantities is a true reflection of those installed on this project.

Name: Signature: Date:

-----End of Report-----

Part G Compliance Report

PROJECT DETAILS

Project Reference: APP/19/00800
Client: Danny Jones
Property: Plot 2 - 40 Haven Road
Hayling Island
PO11 9RY

Local Authority: HBC
Agent: The Planning Service

Assessor: The Planning Service
Address: Studio, Old Flints North Lane, Clanfield PO8 0RL
Contact: James Jay
Software: G-Calc 2015 version 3.0.2
Prepared on: 25-Nov-20

RESULT SUMMARY

By following the Government's national calculation methodology for assessing water efficiency in new dwellings this 2 bed dwelling, as designed, achieves a water consumption of 110 litres per person per day.

Compliance with Building Regulation 36(1) has been demonstrated.

Table 1: The Water Calculator for New Dwellings

Installation Type	Unit of measure	Value	Use factor	Fixed use	litres/person/day
WC(single flush)	Flush volume (litres)		4.42	0.00	
WC(dual flush)	Full flush vol.	6	1.46	0.00	8.76
	Part flush vol.	3	2.96	0.00	8.88
WC(multiple fittings)	Average effective Flush vol. (litres)		4.42	0.00	
Taps(excl. Kitchen)	Flow rate (litres/min)	6	1.58	1.58	11.06
Bath (shower also present)	Capacity to overflow (litres)	0	0.11	0.00	0
Shower (bath also present)	Flow rate (litres/min)	0	4.37	0.00	0
Bath only	Capacity to overflow (litres)	0	0.50	0.00	0
Shower only	Flow rate (litres/minute)	9	5.6	0.00	50.4
Kitchen sink taps	Flow rate (litres/minute)	9.6	0.44	10.36	14.58
Washing Machine	litres/kg dry load	8.17	2.1	0.0	17.16
Dishwasher	litres/place setting	1.25	3.6	0.0	4.5
Waste disposal	litres/use	0	3.08	0.0	0
Water softener	litres/person/day	0	1.0	0.0	0
Total calculated use (litres/person/day)					115.34
Contribution from greywater (litres/person/day)					-
Contribution from rainwater (litres/person/day)					-
Normalisation factor					0.91
Total Water Consumption. Code for Sustainable Homes (litres/person/day)					105
External water use					5.0
Total Water Consumption. (36(1)) (litres/person/day)					110

Summary of fitting types "As Designed"			
Type	Description	Flow rates, volumes etc.	Qty
Taps	Bathroom	6 litres/min	1
Dishwashers	General consumption	1.25 litres/place	1
Washing Machines	General consumption	8.17 litres/kg	1
Showers	Bathroom	9 litres/min	1
WC's	Bathroom	6 / 3 litres flush vols.	1
Kitchen/Utility taps	Kitchen	9.6 litres/min	1

The lower section of this table is to be filled in by the builder prior to completion. The descriptions, values and quantities should represent the 'as built' specification. Please note the values above represent design values and should not be exceeded without prior consultation with the agent/designer (The Planning Service).
The completed table should be returned to the assessor: The Planning Service (Contact: James Jay).

Declaration of fitting types "As Built"			
Type	Make and Model	Flow rates, volumes etc.	Qty
Taps			
Dishwashers			
Washing Machines			
Showers			
WC's			
Kitchen/Utility taps			

Project ref: APP/19/00800 - Plot 2 - 40 Haven Road

The above declaration of fittings, values and quantities is a true reflection of those installed on this project.

Name: Signature: Date:

-----End of Report-----

Part G Compliance Report

PROJECT DETAILS

Project Reference: APP/19/00800
Client: Danny Jones
Property: Plot 3 - 40 Haven Road
Hayling Island
PO11 9RY

Local Authority: HBC
Agent: The Planning Service

Assessor: The Planning Service
Address: Studio, Old Flints North Lane, Clanfield PO8 0RL
Contact: James Jay
Software: G-Calc 2015 version 3.0.2
Prepared on: 25-Nov-20

RESULT SUMMARY

By following the Government's national calculation methodology for assessing water efficiency in new dwellings this 2 bed dwelling, as designed, achieves a water consumption of 110 litres per person per day.

Compliance with Building Regulation 36(1) has been demonstrated.

Table 1: The Water Calculator for New Dwellings

Installation Type	Unit of measure	Value	Use factor	Fixed use	litres/person/day
WC(single flush)	Flush volume (litres)		4.42	0.00	
WC(dual flush)	Full flush vol.	6	1.46	0.00	8.76
	Part flush vol.	3	2.96	0.00	8.88
WC(multiple fittings)	Average effective Flush vol. (litres)		4.42	0.00	
Taps(excl. Kitchen)	Flow rate (litres/min)	6	1.58	1.58	11.06
Bath (shower also present)	Capacity to overflow (litres)	0	0.11	0.00	0
Shower (bath also present)	Flow rate (litres/min)	0	4.37	0.00	0
Bath only	Capacity to overflow (litres)	0	0.50	0.00	0
Shower only	Flow rate (litres/minute)	9.0	5.6	0.00	50.4
Kitchen sink taps	Flow rate (litres/minute)	9.6	0.44	10.36	14.58
Washing Machine	litres/kg dry load	8.17	2.1	0.0	17.16
Dishwasher	litres/place setting	1.25	3.6	0.0	4.5
Waste disposal	litres/use	0	3.08	0.0	0
Water softener	litres/person/day	0	1.0	0.0	0
Total calculated use (litres/person/day)					115.34
Contribution from greywater (litres/person/day)					-
Contribution from rainwater (litres/person/day)					-
Normalisation factor					0.91
Total Water Consumption. Code for Sustainable Homes (litres/person/day)					105
External water use					5.0
Total Water Consumption. (36(1)) (litres/person/day)					110

Summary of fitting types "As Designed"			
Type	Description	Flow rates, volumes etc.	Qty
Taps	Bathroom	6 litres/min	1
Dishwashers	General consumption	1.25 litres/place	1
Washing Machines	General consumption	8.17 litres/kg	1
Showers	Bathroom	9.0 litres/min	1
WC's	Bathroom	6 / 3 litres flush vols.	1
Kitchen/Utility taps	Kitchen	9.6 litres/min	1

The lower section of this table is to be filled in by the builder prior to completion. The descriptions, values and quantities should represent the 'as built' specification. Please note the values above represent design values and should not be exceeded without prior consultation with the agent/designer (The Planning Service).
The completed table should be returned to the assessor: The Planning Service (Contact: James Jay).

Declaration of fitting types "As Built"			
Type	Make and Model	Flow rates, volumes etc.	Qty
Taps			
Dishwashers			
Washing Machines			
Showers			
WC's			
Kitchen/Utility taps			

Project ref: APP/19/00800 - Plot 3 - 40 Haven Road

The above declaration of fittings, values and quantities is a true reflection of those installed on this project.

Name: Signature: Date:

-----End of Report-----

Nitrogen Budget Calculation

Planning Application Reference No.	APP_19_00800
Site Name:	40 Haven Road, Hayling Island, PO11 9RY
Additional Information:	
Proposal: Use of land for Four Static Caravans with 10 month occupancy each. One of which is existing, three are proposed.	
Date:	26 November 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	3
	Net population increase per housing unit	2.40
	Total net population increase generated by the development	7.20
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)	792
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)	5,330.2
	Total Nitrogen discharged by WwTW (kg per day)	0.0053
	Total Nitrogen discharged by WwTW (kg per year)	1.9

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)	0.07
	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>	0.07
Step 2	Calculate total Nitrogen load from proposed land uses	
	<i>Total Nitrogen load from future land uses (kg per year)</i>	1.00

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>	1.95
Step 2	Calculate net change in Nitrogen load from land use changes	
	<i>Total Nitrogen load from future land use (kg per year)</i>	0.00
Step 3	Calculate total Nitrogen budget for the development site	
	<i>Nitrogen budget for the site (kg per year)</i>	1.95
Step 4	Calculate precautionary buffer if Nitrogen budget exceeds zero	
	<i>Precautionary Nitrogen buffer (kg per year)</i>	0.39

Total Nitrogen budget for the proposed development (kg per year)	2.3
Development will generate additional Nitrogen - Mitigation is required Please liaise with your Local Planning Authority for advice on next steps	



DISCLAIMER

When printing hard copy drawings, they should be printed at 100% scale to the correct as listed paper size. Commonly used paper sizes A1, A2, A3, A4. The printing process can cause slight alterations to the plans. All dimensions are to be checked on site and not to be scaled from drawings.

The project drawings and plans are to the following scales: 1:1250, 1:500, 1:100, 1:50, 1:20, other scales can be used and will be listed.

It should be noted that the Location Plan has been supplied by an authorised distributor. The Block Plan has been prepared with the benefit of measurements taken on site.

Ordnance Survey National Geographic Database maps and incorporating surveyed revision available within this publication are © Crown Copyright. Reproduction in whole or part is prohibited without the prior permission of the Ordnance Survey.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Design planning drawings, details, documents and reports are produced via surveys and or desk top studies to aid the project in design, planning and construction. The information is correct at the time it was produced only.

Proposed drawings, details and models are produced to demonstrate the proposed scheme to the client and the Local Authority Planning (LPA) department. The LPA has the right to use any submitted information as part of a planning application only and should not be used for any other purpose without written permission from The Planning Service or Aaron James Architectural Ltd. Compliance with building regulations, service utility companies and authorities is not to be assumed from design concept or planning drawings and details.

Construction drawings, details, information, calculations, documents and surveys are produced for construction directions and should be used as reference only unless stated for direct use. The ordering of any materials including doors, windows, stairs and kitchens etc, should not be scaled or taken from drawings. All dimensions are to be checked on site by the building contractor. It is the responsibility of the principal building contractor and the construction team to keep the design team informed and updated as needed. In the absence of a building contractor this should be the responsibility of the client.

The client and building contractor(s) are to ensure the works follow the construction drawings and built within the agreed planning permission. Any deviations to the proposed scheme should be pointed out and agreed by the design team. The building contractor is to ensure the works are inspected and completed to the satisfaction of the Local Authority Building Control (LABC), Local Water Authority, and any other required inspections.

Appropriate Party Wall notices under the PARTY WALL 1996 ACT should be served on adjoining owners and include as needed agreed Awards prior to the commencement of any construction works and within the correct notice times.

CDM2015 compliance, rules and notices are assumed and are to be followed during design and construction.

It is the responsibility of the client, to check and maintain, the correct level of insurances for the project at all times, during and following construction. This information should be shared with the design and build teams.

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