

Nitrate Statement

Land to rear of 11-15 South Street
Havant
PO9 1BU

28079

March 2023

Nutrient Neutrality Calculations for Planning Application at Land to rear 11-15 South Street, Havant

Purpose of this Statement:

Nutrient Neutrality Calculations are set out for the proposed development for P&N Developments & Investments Ltd at land to the rear of 11-15 South Street, Havant PO9 1BU, which will provide 7 dwelling houses and 10 apartments, in line with the current guidance produced by Natural England.

Methodology and Model Assumptions:

Guidance produced by Natural England sets out four stages, within each are a number of steps to determine the net impact on the potential total nitrogen load caused by the development.

Natural England's Nutrient Neutrality Budget Calculator has been used with occupancy set at 2.15 people per dwelling calculated using Havant Occupancy Calculator Tool as per below:

Occupancy calculator			
Date	17/03/2023		
Site name	Land to rear of 11-15 South Street, Havant		
Site address	Land to rear of 11-15 South Street, Havant PO9 1BU		
	Gross new homes proposed	Gross losses proposed	Net new homes proposed
1 bed	1	1	0
2 bed	12	0	12
3 bed	4	0	4
4 bed	0	0	0
5+ bed	0	0	0
Total	17	1	16
Average occupancy to include in Solent Nutrient Calculator:			2.15

The Site

Development site details

Date (dd/mm/yyyy):	17/03/2023
Site Name:	Land to rear of 11-15 South Street, Havant
Planning Application number:	APP/23/00193
Site Address:	Land to rear of 11-15 South Street, Havant PO9 1BU

Stage 1: Calculation of the potential total nitrogen from the proposed development that would exit the Wastewater Treatment Works (WwTW) after treatment.

Calculation based on the development producing a population of 36.55 people and wastewater discharging to Budds Farm.

Stage 1

User Inputs

Date of first occupancy:	01/06/2024
Average occupancy rate:	2.15
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	17
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre):	7.7

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	36.55	people
Wastewater by development	4386	litres/day
Annual wastewater TN load	11.10	kg TN/yr

Stage 2 Adjust Nitrogen Load to offset existing nitrogen from current land use:

The land is currently classed as commercial/ industrial urban land of 0.16ha.

Stage 2

User Inputs

Catchment:	East Hampshire Rivers
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	700.1 - 750
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Commercial/industrial urban land	0.16	1.18
Total:	0.1643	1.18

Stage 3 Adjust nitrogen load to account for land uses with the proposed development:

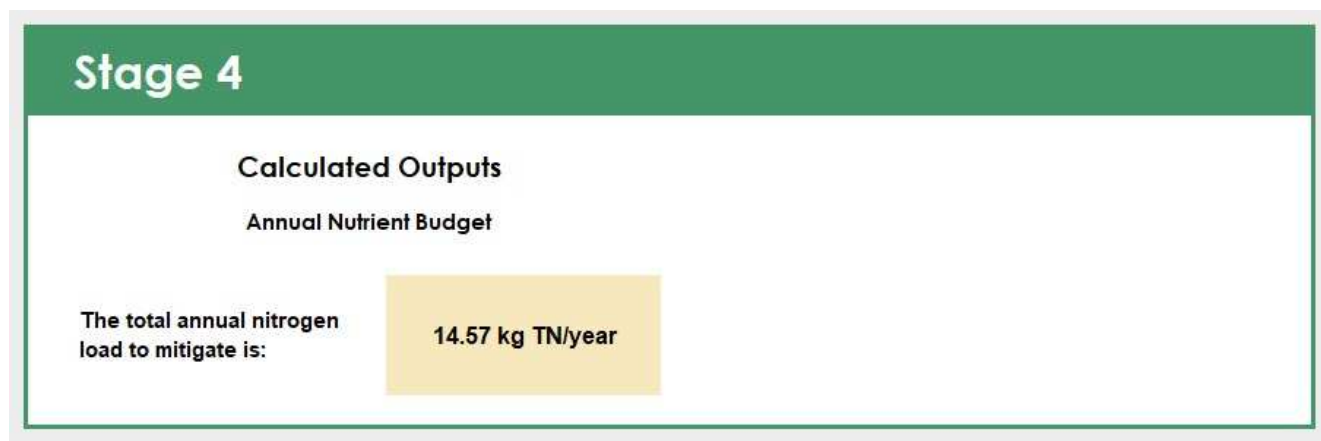
The proposed use of the developed land is residential urban land.

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Residential urban land	0.16	2.22
Total:	0.1643	2.22

Stage 4 Calculate the net change in the Total Nitrogen load that would result from the development:



Conclusion and Mitigation:

The calculations above have demonstrated that the development at land to the rear of 11-15 South Street, Havant PO9 1BU for 17 dwellings (net gain of 16 dwellings as there is an existing 1-bed apartment to the 1st floor of 15 South Street) will result in an additional 36.55 additional persons on the site, yielding a wastewater total nitrogen load of 14.57Kg/TN/yr.

Option 1 - On Site Mitigation:

The site is not currently categorised as Agricultural Land (following Natural England's categories). It is therefore not feasible for the scheme to mitigate on site. Off-site mitigation is the only option.

Option 2 - Off-Site Mitigation:

Given the scheme and site setting, a Nutrient Balance was undertaken using the Natural England Calculation spreadsheet.

The 4 Steps of the Natural England calculation have been undertaken. Based on the current layout and the scheme designs, the likely Total Nutrient loading requiring mitigation is c. 14.57kg per year.

Havant Borough Council's Warblington Farm Mitigation Scheme has, since November 2022, been reserved for development of 15 units and under.

P&N Developments & Investments Ltd are looking to utilise the Hampshire and Isle of Wight Wildlife Trust (Isle of Wight Schemes) [<https://www.hiwwt.org.uk/>] with alternative options being Warnford Park Estate and Whitewool Stream Wetlands (Meon Springs) which all serve the Budds Fame WWTW. Such off site mitigation will be secured as is relevant for the site's discharge to Budds Farm as per the most recent Havant Position Statement and Mitigation Plan for Nutrient Neutral Development.

The contribution can be secured by a Section 106 and additional mitigation measures can be secured during reserved matters / planning conditions and developed further in detailed design.

Other Mitigation Measures:

In addition to SUDS, the scheme is committed to minimising the use of and waste of potable water. The scheme is committed to the 110litres pppd target and will incorporate the required range of water saving technologies and infrastructure where appropriate. Water Butts will be incorporated wherever feasible to reduce the need for potable water.

All measures will be secured through Building Regulations (current and enhanced), the SAP commitments and relevant technical planning conditions.

No additional assessment is required based on the site and scheme specific assessment.