

Appendix C

Occupancy calculator

Date 14/05/2022

Site name Fiscal House, 2 Havant Road

Site address Fiscal House, 2 Havant Road, Emsworth

	Gross new homes proposed	Gross losses proposed	Net new homes proposed
1 bed			0
2 bed			0
3 bed	1		1
4 bed			0
5+ bed			0
Total	1	0	1

**Average occupancy to include in Solent
Nutrient Calculator:**

2.60

Development site details

Date (dd/mm/yyyy):

14/05/2022

Site Name:

Fiscal House

Planning Application number:

Site Address:

Fiscal House, 2 Havant Road, Emsworth

Stage 1

User Inputs

Date of first occupancy:	01/11/2022
Average occupancy rate:	2.60
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	1
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Thornham WwTW
Wastewater treatment works N permit (mg TN/litre):	8

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	2.6	people
Wastewater by development	312	litres/day
Annual wastewater TN load	0.82	kg TN/yr

Stage 2

User Inputs

Catchment:	Western Streams
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	0.09	0.61
Total:	0.085	0.61

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Commercial/industrial urban land	0.07	0.47
Residential urban land	0.02	0.27
Total:	0.085	0.74

Stage 4

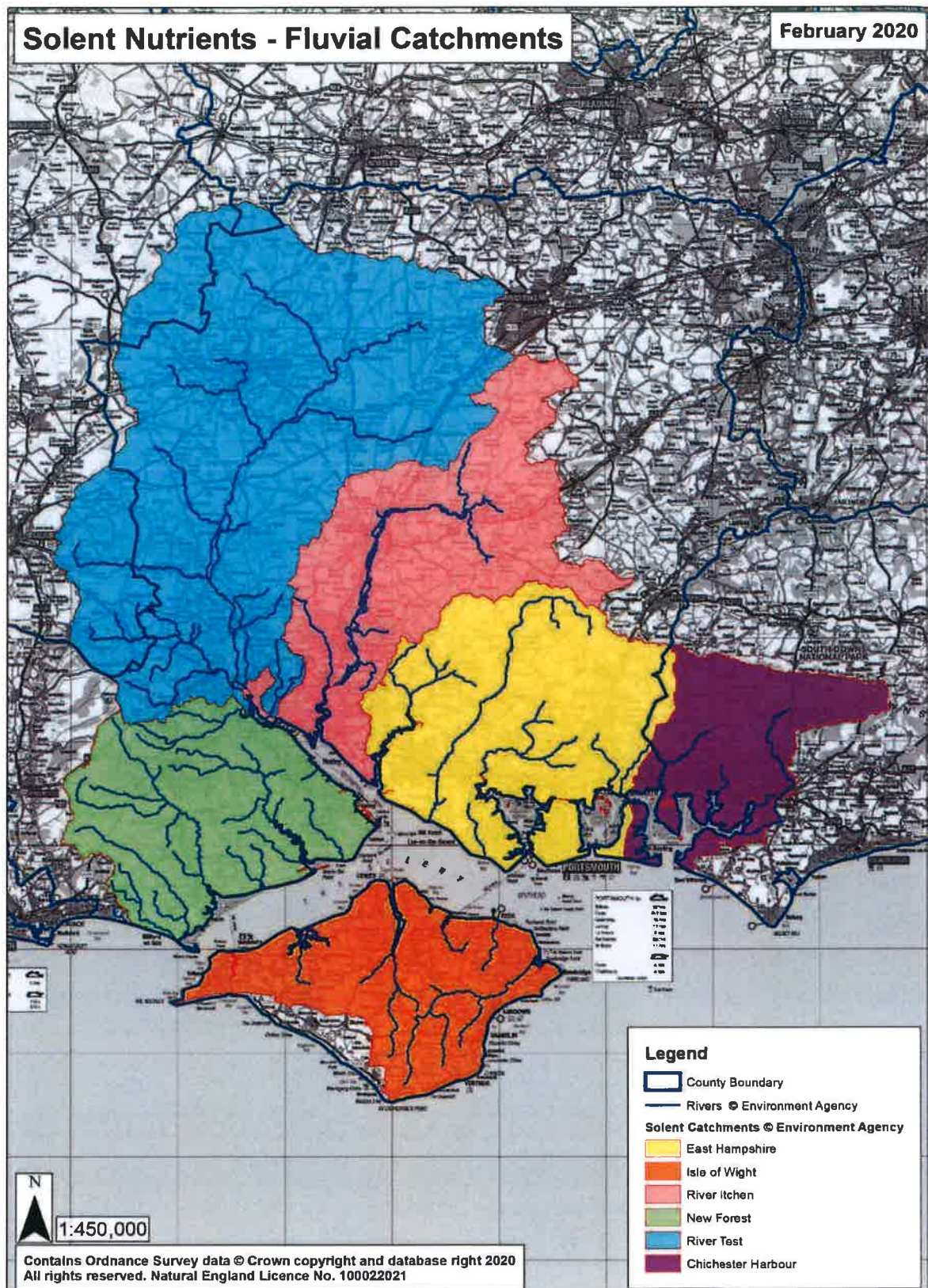
Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load
to mitigate is:

1.14 kg TN/year

Figure 1 Solent Catchment Area Contains public sector information licensed under the Open Government Licence v3.0



Appendix D

CONDITIONS AND LIMITATIONS OF NITROGEN NUTRIENT ASSESSMENT May 2020

Aqua Callidus Consulting Ltd is constituted as a limited liability company in accordance with the Companies Act 1989 (with registered number 11390910 and with its registered office at Kintyre House, 70 High Street, Fareham, Hants, PO16 7BB).



1. The report is confidential to the clients stated in the report and has been prepared to their instructions for their own purposes and it is not permitted to disclose this report to other parties (except NHBC, Local Authority, the Client's own Solicitors and Professional Advisers) without the prior consent of Aqua Callidus Consulting Ltd.
2. This report has been prepared by Aqua Callidus Consulting Ltd, with all reasonable skill, care and diligence within the terms of contract with the Client incorporated in our Standard Terms of Business.
3. The copyright of this report remains the property of Aqua Callidus Consulting Ltd.
4. Aqua Callidus Consulting Ltd disclaims any responsibility to the Client and others in the respect of any matters outside the scope of this report.
5. No liability for the contents of this report is accepted to any parties other than the client stated in the report.
6. Unless stated otherwise the nitrogen assessment is based on site specific information provided by the client and manufacturers and wastewater companies public information on the performance of wastewater treatment plants and works. No liability is accepted for the accuracy of such third party information.
7. Unless stated otherwise the nitrogen assessment is undertaken as a desktop assessment and no site visit has been made.

Design and Access Statement

**Fiscal House
2 Havant Road
Emsworth
PO10 7JE**

**ECA Architecture Limited
23 October 2023
12.1089**

Design and Access Statement

Fiscal House 2 Havant Road Emsworth PO10 7JE

The original building on the site was first used as a Public House, the Sawyers Arms, in the early 19th Century. It is of solid brickwork construction and rendered with pitched, hipped and pantile covered rooves. The single storey rear extensions constructed more recently, in the 20th Century, are rendered and with flat rooves. Only the original part of the property has any architectural merit or historic interest, and it is on the western edge of the Emsworth Conservation Area.

Part of the site has been the subject of a relatively recent Planning Permission for the Change of Use of the existing two storey office building to residential. It is relevant that in a previous Appeal on this site, the Inspector commented:

‘Whilst the area includes a mix of commercial uses, there is a high proportion of residential dwellings in the area, including one which has a garden adjoining the parking area serving the Appeal building.’

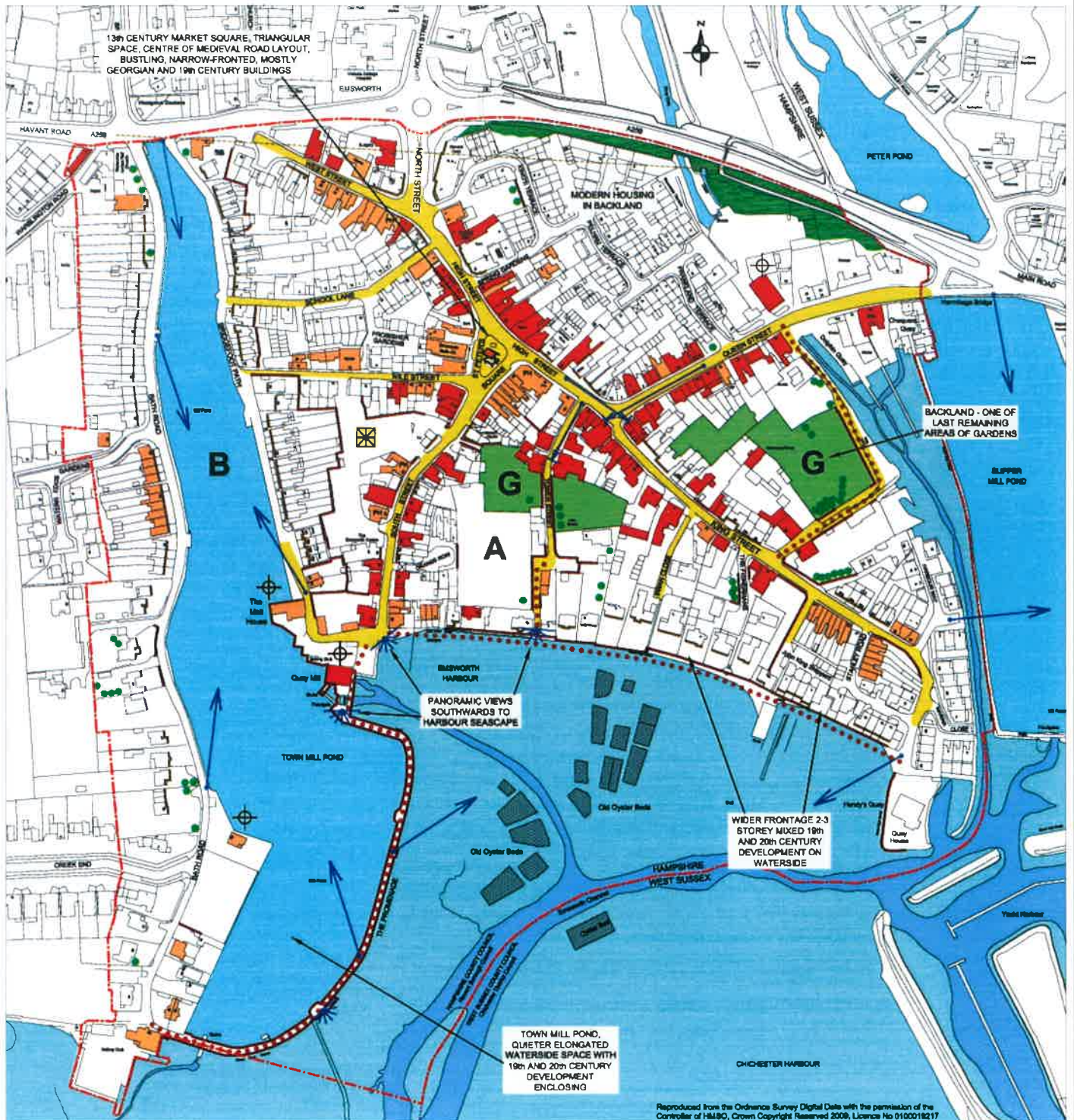
Following a recent pre-application enquiry for the conversion and extension of the Office Building adjacent to Warblington Road to form a detached dwelling, plus a further detached new dwelling on the existing car park, the general principle was considered appropriate, subject to a number of considerations. The three storey new dwelling is not part of this Application.



EMSWORTH CHARACTER APPRAISAL

KEY:-

	CONSERVATION AREA BOUNDARY		IMPORTANT VIEW
	COUNTY BOUNDARY		TERMINATED VIEW
	LISTED BUILDINGS		PANORAMIC VIEW
	BUILDINGS OF LOCAL INTEREST(POSITIVE CONTRIBUTION)		WATER FEATURE - NON-TIDAL
	IMPORTANT WALLS (BUILDINGS)		WATER FEATURE - INTERTIDAL
	IMPORTANT WALLS (OTHER)		WATER FEATURE - LOW TIDE
	IMPORTANT TREE (SINGLE)		OLD OYSTER BEDS
	IMPORTANT TREES (GROUPS)	A	CHARACTER SUB-AREA
	IMPORTANT OPEN SPACES		ALIGNMENT OF ROMAN ROAD
	FOOTPATH		MEDIEVAL STREET PATTERN
	LANDMARK		AREA WITH DEVELOPMENT POTENTIAL
			MARKET SQUARE



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.

Site name

Fiscal House

Site address

2 TAVANT ROAD
EMBOURTH R0107JE

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.

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. yes

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).