

Planning & Access Statement plus Nitrate Neutrality Calculation

Land to rear of 13 to 15 Park Parade, Havant PO9 5AA



We propose 2 No. 2bed dwellings to be built in the land to the rear of 13-15 Park Parade, Havant. The land is presently rife with fly tipping and is also the exit route from two commercial units (historically - this was a D1 clinic). There are eight maisonettes above the parade of shops 1-15 (1a to 15a) and this site includes their secondary escape external stair.

Directly behind the site is Tidworth Road. This includes a large public car park (pay and display) although Havant Borough Council have indicated with neighbouring proposals to sell annual parking permits for this otherwise underused space. Tidworth Road serves the rear of the units south of Park Parade but also this route leads to gyms, a dance studio, snooker hall and is illuminated with a footpath. Directly opposite is the rear of a garage / car lot. Park Parade includes convenience stores, a post office, food & drink establishments and various retailers. Also within 5 minutes walk from the site is the community centre, employment sites, playgrounds & 10 minutes, local schools etc.

Tidworth Road has dozens of residents and the proposal would include security lighting to provide residents of the proposal and those exiting the existing flats above added confidence.

Each of the two apartments are 61m² (for up to 3 persons). Each has a dedicated area of outside terrace and a visitor / short term deliveries parking bay serves both units. We propose 6 covered cycle spaces and bin space (shared with the retailer at No. 15 - and note, No.13 has space outside their rear fire exit.

We propose a construction in a highly efficient off-site system build. This will include almost zero 'dig' and utilise a panel system with optimised insulation etc. We suggest a pallet with white textured render along with vertical engineered timber cladding. Full details of materials are shown on the proposed elevations.

Land to rear 13/15 Park Parade – requires mitigation				
Stage 1				
Total Nitrogen (TN) from development wastewater				Notes
Number of units proposed	2.00			
Additional population	4.80	2.4		Average household size 2.4
Wastewater volume generated by development	309.60	64.5		Regs limit 110l/p/d, but water usage calc provided
TN discharged after WWTW	8359.20	27		Average Ammonical Nitrogen in effluent after water is put through mains treatment plant (in mg/l)
Convert to Kg	0.01	1000000		Divide by 1000000 to convert to Kg
Wastewater total Nitrogen load	3.05	365		Total Kg N load per year
Stage 2				
Nitrogen load in current land use				
Total area of land	0.06			In Ha, the land which will be lost to development
Nitrate loss for land type	14.30			Guidance tables provide rates for different land uses
Total Nitrogen Load of current land use	0.92			Area x nitrate loss rate for land type
Stage 3				
Calculate total Nitrogen load from future land use				
Area to be created	0.01			
Nitrate loss for land type	10.40			Guidance tables provide rates for different land uses
Total Nitrogen Load of future use	0.14			There will be schemes with multiple land uses, these should be calculated and the nitrogen loads added together
Stage 4				
Wastewater total Nitrogen load	3.05			From calculation in stage 1
Total Nitrogen Load of land use change	0.78			Subtract N loads of future use from current use (stage 2 - stage 3)
Total Nitrogen Budget without buffer	2.27			Subtract N load of land use change from N load from wastewater
20 % buffer	0.45			Divide N budget by 5
Total Nitrogen Budget with 20% buffer	2.72			Add buffer to N budget
If the Total Nitrogen Budget is +, mitigation is required to achieve neutrality				
If the Total Nitrogen Budget is 0 the development is N Neutral				
If the Total Nitrogen Budget is -, no mitigation is required				
Water Usage Calculator				
(Per person)	Weekly	l/day	Daily	
Bath (30l)	x1		4.28	
Shower (5min - 15l)	x4		8.57	
Toilet Flush (3.5l)			15.47	
Hand washing (2.5l taps)			1.58	
Washing Machine	x1		15	
Dishwasher			9.6	
Drinking/Cooking			10	
	Consumption		64.5	
Physical constraints to water use:			Conclusions:	
Eco shower heads & tap aerators			Note, the site is 2.75km from Langstone Harbour SPA As such a mitigation package of £500 per 2bed flat is presumed	
Dual flush WC (3.5 & 5l)				
Dish Washer & Washing Mch A+++ rated				
No outside tap fitted				
Water butt to irrigate horticultural area			With no Havant s106 for Nutrient Credits yet stated, It is assumed a Grampian Condition will be imposed	
Nitrate Assumptions:				
Proposed urban development 10.4kg/Ha/Yr			Budds Farm TN is unpublished and assumed at 27	

Resubmission Details

In order to cater to the refusal reasons previously stated by the council, we have amended the scheme at 13-15 Park Parade, Havant to now show the ground floor of the proposal pushed further back from the edge of the site boundary. This is to ensure that the development has an acceptable level of amenity space, and is a decent proximity from the service road. We have also added bushes to the exterior of the building, so to improve on the previously stated 'poor outlook'.

We have also reduced the occupancy of the proposal by 1 bedroom, taking the ground floor flat to serve only 1 double bedroom as opposed to 1 double bedroom and 1 single bedroom. This hopefully now complies with Core Strategy 16 as referred to by the council in their response to the previous scheme.

We hope this will make the development more suitable in the eyes of the council for residential use.