

Nitrate Statement

The Burrows
178A The Coal Yard
West Street
Bedhampton
Havant
PO9 1LR

28065 D

Nutrient Neutrality Calculations for Planning Application at The Burrows, 178A The Coal Yard, West Street Bedhampton, Havant, PO9 1LR

Purpose of this Statement:

Nutrient Neutrality Calculations are set out for the proposed development for Havant Housing Association at 178A West Street Bedhampton, which will provide 20nr 1-bedroom 1-person apartments for people who require low level supported living, 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 20 people as the scheme is bespoke as 20nr 1-bedroom 1 person apartments.

The Site

Development site details	
Date (dd/mm/yyyy):	19/05/2022
Site Name:	The Coal Yard
Planning Application number:	APP/20/00363
Site Address:	178A West Street, Havant, PO9 1LR

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 20 people and wastewater discharging to Budds Farm

Stage 1

User Inputs

Date of first occupancy:	01/08/2023
Average occupancy rate:	1.00
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	20
Include deductible acceptable loading?	No
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre):	9.7

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	20	people
Wastewater by development	2400	litres/day
Annual wastewater TN load	7.65	kg TN/yr

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

Historically the land use was a coal yard to the front area which is 400sqm in area with and allotment gardens in the ownership of the surrounding housing to the rear land (2,500sqm), the 400sqm area falls under the urban development category the rear area is deemed as open space/ greenfield category.

Images obtained from Google Street View from the last 10 years confirm the continued use of the front site as a car wash. An aerial photo of the site taken within the last 10 years (Bing Maps) shows the rear of the site divided into the allotment gardens which were within the curtilage of the surrounding houses.



May 2011 (Google Maps)



June 2016 (Google Maps)



June 2019 (Google Maps)



Plan showing the car wash urban development category land in red with the open space/ greenfield category site shown in green

An aerial photo of the site taken within the last 10 years (Bing Maps) shows the rear of the site divided into the allotment gardens which were within the curtilage of the surrounding houses. This rear land is being deemed as open space/ greenfield category.



Aerial Photo of site (Bing Maps)

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)
Residential urban land	0.04	0.54
Open urban land	0.25	Please enter area in hectares.
Total:	0.29	2.53

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

Stage 3		
User Inputs		
New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Residential urban land	0.29	3.92
Total:		0.29 3.92

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

Stage 4	
Calculated Outputs	
Annual Nutrient Budget	
The total annual nitrogen load to mitigate is:	10.85 kg TN/year

Conclusion and Mitigation:

The calculations above have demonstrated that the development at 178A The Coal Yard, Bedhampton, Havant of 20nr 1-bedroom apartments for people with low level supported living requirements for Havant Housing Association, would result in 20 additional persons on the site, yielding a wastewater total nitrogen load of 10.85Kg/TN/yr.

The proposed development, is on land within the urban fabric and of residential use as is the wider area. Therefore it is not a change of land use that could yield a positive nitrogen offset.

Therefore the applicant seeks mitigation by way of contributions to Havant Borough Council's Mitigation Scheme and Havant Borough Council should be approached to discuss such mitigation measures, and these agreed via Section 106 contributions.

Additionally, the developer is proposing water saving methods within the development to reduce water usage and lower the waste water resulting from the development. Such water saving methods include, flow restrictors to all taps, showers to all en-suites and no baths and WC cistern minimisers which will be outlined in the design stage SAP assessment.