

Planning Statement with Nitrate Calculation

1, The Clockhouse, London Road, Waterlooville, PO7 7HE

This application is to seek permission to convert the rear of a commercial unit into X1 2bed/3person flat with bin and bike provisions at 1 The Clockhouse, Waterlooville.

The development has very minimal external alterations. Addition of 4 double glazed white PVC windows and 2 doors. One will be the entrance to the proposed dwelling, the other is a rear access door to the existing commercial unit.

There is also a proposed large bin and bike area which is a relocation of bins and bike for another development on the site that has already been granted permission.

The site is in the centre of Waterlooville with shops and public transport available very nearby. Due to the location, there is no necessity to have a parking allocated and therefore 2 bike spaces have been proposed.

Below you will find out Nitrate calculation. Our preferred user is Meon Springs and we will accept a Grampian condition.

1 Clockhouse, Waterlooville		
Stage 1		
Total Nitrogen (TN) from development wastewater		Notes
Number of units proposed	1.00	
Additional population	3.00	2.4 Average household size 2.4
Wastewater volume generated by development	225.00	75 Regs limit 110l/p/d, but water usage calc provided
TN discharged after WWTW	2025.00	9 Average Ammonical Nitrogen in effluent after water is put through mains treatment plant (in mg/l)(Peel Common)
Convert to Kg	0.00	1000000 Divide by 1000000 to convert to Kg
Wastewater total Nitrogen load	0.74	365 Total Kg N load per year
Stage 2		
Nitrogen load in current land use		
Total area of land	0.00	In Ha, the land which will be lost to development
Nitrate loss for land type	0.00	Guidance tables provide rates for different land uses
Total Nitrogen Load of current land use	0.00	Area x nitrate loss rate for land type
Stage 3		
Calculate total Nitrogen load from future land use		
Area to be created	0.00	
Nitrate loss for land type	0.00	Guidance tables provide rates for different land uses
Total Nitrogen Load of future use	0.00	There will be schemes with multiple land uses, these should be calculated and the nitrogen loads added together
Stage 4		
Wastewater total Nitrogen load	0.74	From calculation in stage 1
Total Nitrogen Load of land use change	0.00	Subtract N loads of future use from current use (stage 2 - stage 3)
Total Nitrogen Budget without buffer	0.74	Subtract N load of land use change from N load from wastewater
20 % buffer	0.15	Divide N budget by 5
Total Nitrogen Budget with 20% buffer	0.89	Add buffer to N budget