Nitrate Statement

Land to the rear of
45 Hulbert Road
Bedhampton
Havant
PO9 3TA

28195

January 2026

Nutrient Neutrality Calculations for Planning Application at 45 Hulbert Road, Bedhampton, Havant

Purpose of this Statement:

Nutrient Neutrality Calculations are set out for the proposed development for the applicant Sonja Jones at land at the rear of 45 Hulbert Road, Bedhampton, Havant PO9 3TA, which will provide 1nr 2-bedroom bungalow dwellings, 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 2.0 people per dwelling calculated using Havant Occupancy Calculator Tool as per below:

Occupancy calculator

Date	30.01.2026
Site name	Land to rear of 45 Hulbert Road, Bedhampton
Site address	45 Hulbert Road, Bedhampton, Havant, P09 3TA

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

Average occupancy to include in Solent Nutrient Calculator:	**2.00**

The Site

Development site details

Date (dd/mm/yyyy):	30/01/2026
Site Name:	45 Hulbert Road
Planning Application number:	Not yet known
Site Address:	45 Hulbert Road, Bedhampton, Havant PO9 3TA

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 2 people and wastewater discharging to Budds Farm

Stage 1

User Inputs

Date of first occupancy:	01/03/2027
Average occupancy rate:	2.00
Water usage (litres/person/day):	120
Development Proposal (dwellings/units):	1
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre):	7.7

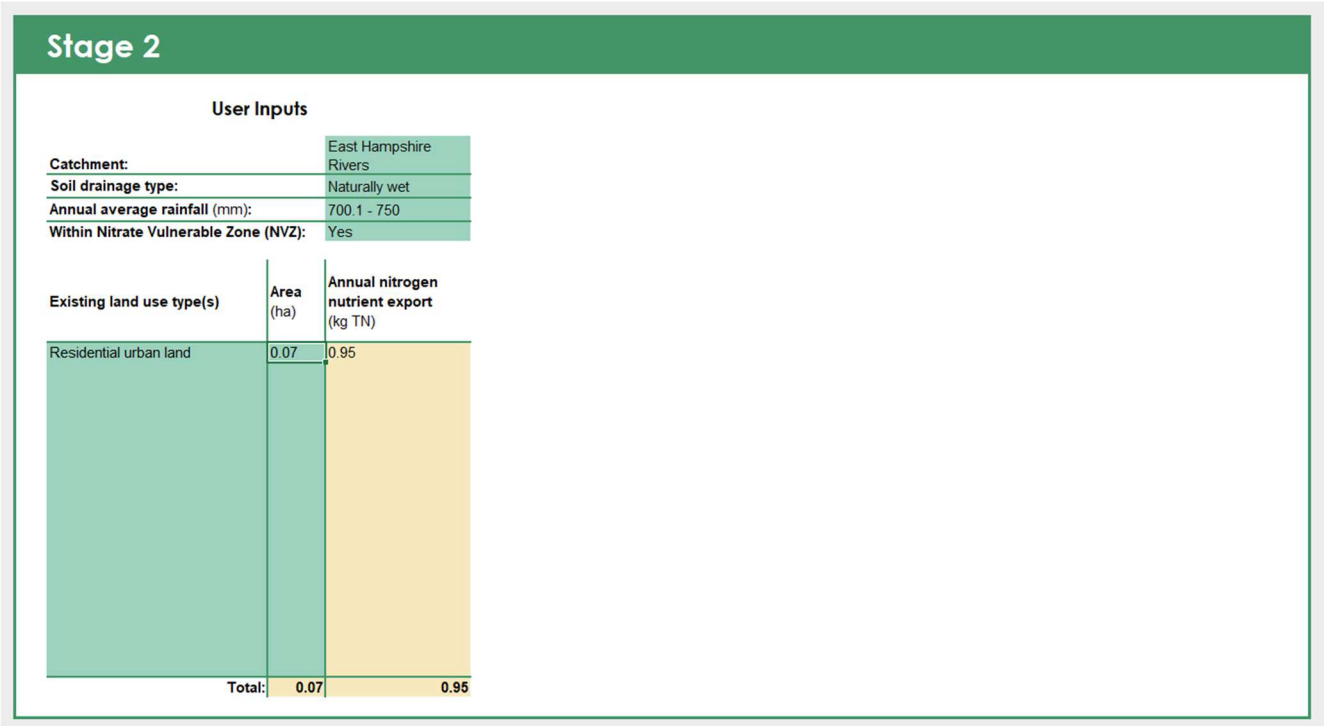
Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	2	people
Wastewater by development	240	litres/day
Annual wastewater TN load	**0.61**	**kg TN/yr**

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

The land is currently classed as residential urban land and the site has an area of 0.07Ha



Stage 2

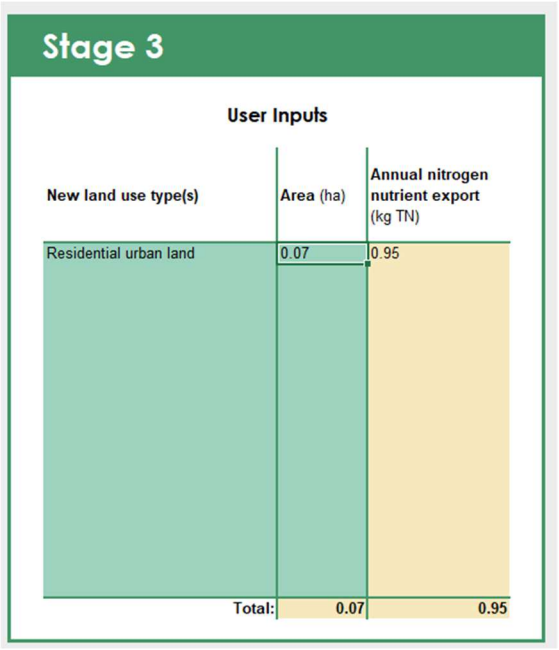
User Inputs

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	0.07	0.95
Total:	**0.07**	**0.95**

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.

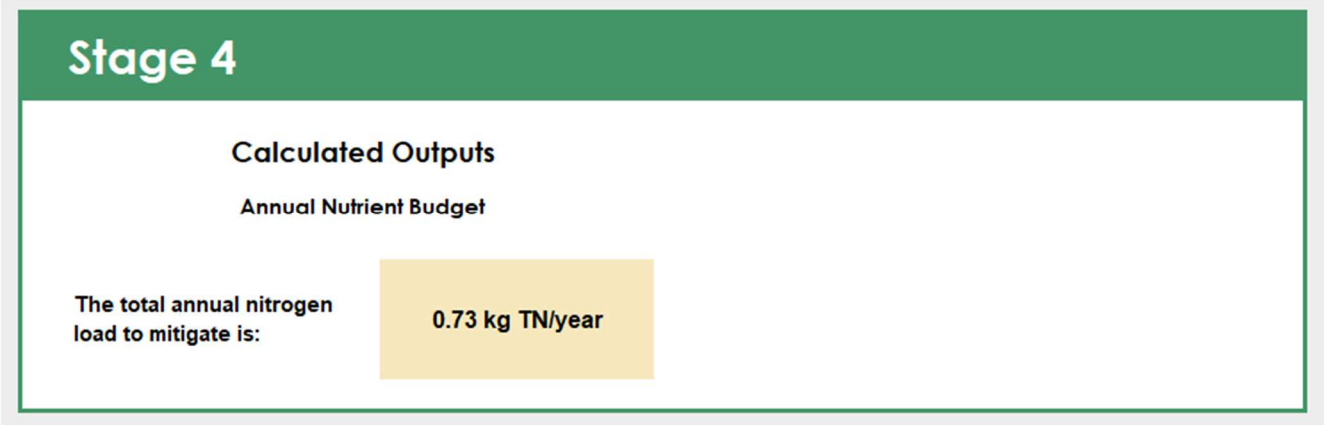


Stage 3

User Inputs

New land use type(s)	**Area** (ha)	**Annual nitrogen nutrient export** (kg TN)
Residential urban land	0.07	0.95
Total:	**0.07**	**0.95**

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 of a 2-bedroom bungalow dwelling on land to the rear of 45 Hulbert Road, Bedhampton will result in an additional 2 persons on the site, yielding a wastewater total nitrogen load of 0.73Kg/TN/yr.

Option 1 - On Site Mitigation:

The site, being currently a single dwelling garden, is not large enough to provide on-site mitigation.

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 outline stage of the scheme designs, the likely Total Nutrient loading requiring mitigation is 0.73kg per year.

Havant Borough Council's Warblington Farm Mitigation Scheme has, since November 2022 been reserved for development of 15 units and under and therefore this application site is applicable for this scheme.