



Proposed conversion of existing hotel into residential accommodation

The Grove Hotel
10 Grove Parade
Buxton
SK17 6AJ

Nutrient Neutrality Report

Planning application Ref:HPK/2022/0376



Client | AH2 Developments

Date | January 2023

Prepared by | Still House Design



Introduction

This report has been produced in response to recent correspondence from the case officer (Rachael Simpkin) which states that:

“the Council has received and is considering the implications of Government advice on nutrient pollution identifying affected catchment areas including Buxton.

Suffice to say any new developments which have the potential to impact on nutrient levels in the river Wye catchment, including all development creating overnight stays will be subject to Appropriate Assessment under the Habitat Regulations. The developer’s responsibility will be to demonstrate their scheme does not affect the favourable conservation status of the SSSI and any impact could be fully mitigated prior to a grant of planning permission.”

In the absence of any formal advice and definition of what an appropriate assessment consists of from the local authority we have reviewed this, along with the relevant guidance from Natural England to determine an appropriate means of making a valid assessment.

We have concluded that if it can be demonstrated that the proposed change in use does not result in an additional sewage loading over the established use, it could be proven that the guidance from Natural England associated with Nutrient Neutrality does not apply to this development.

This report and associated calculations have been produced to assess the sewage loadings of the established / existing use of the building, along with assessing the sewage loadings of the proposed development so that a direct comparison can be made, and a conclusion determined.



Current / Existing Use

The Grove Hotel is a 26 bed hotel with associated restaurant, bar and staff facilities.

On the first floor there is a bar at circa 38m² and a restaurant of about 69m². Based around the guidance within approved document B2, table D1 this would result in a maximum occupancy of 107 people based on a floor space factor of 1m² per person. There are also two staff bedrooms on the first floor.

On the second floor and third floors there are 24 guest bedrooms. On the basis of an occupancy of 2 people per room, this would result in an occupancy level of 52 people.



Proposed Use

The proposal is to convert the Grove Hotel into a series of apartments which vary in size as per the accommodation schedule below.

 The Grove Hotel, Buxton Accommodation Schedule					
apartment no	floor	no of beds	area/m2	area/ft2	notes
1	Ground				
2	Ground	1	54	581	
3	First	2	60	646	
4	First	2	64	689	
5	First	2	63	678	
6	First	1	61	657	
7	First	2	61	657	
8	First	2	53	571	
9	Second	2	60	646	
10	Second	2	65	700	
11	Second	2	71	764	
12	Second	1	57	614	
13	Second	2	62	667	
14	Second	2	53	571	
15	Third	2	51	549	
16	Third	2	62	667	
17	Third	2	54	581	
18	Third	1	36	388	
19	Third	2	56	603	
20	Third/Fourth	1	38	409	
totals			1,081	11,636	
summary					
	studio	0	0	0	
	1-bed	5	246	5307	
	2-bed	14	889	6329	
Important Note The areas in this schedule are gross internal areas					

There are 5no 1-bed 2 person apartments and 14no 2-bed 3 person apartments giving a total maximum occupancy of 52 people



Net Gain / Reduction in sewage flow rates assessment

The sewage flow rates have been calculated using data from the British Water Code of Practice Flows and Loads – 4 which provides accurate loading data for a given use and is an approved document for establishing sewage flow rates and sizing waste treatment plants.

The loading data within the document states that the following loadings per person per day are applicable for the purposes of this assessment.

 The Grove Hotel, Buxton Sewage flow rates			
Established Use	flow/day/person (litres)	number of people	total flow/day (litres)
hotel resident guests	250	52	13000
drinkers	12	107	1284
total flow rate/day			14284
Proposed Use	flow/day/person (litres)	number of people	total flow/day (litres)
standard residential	150	52	7800
net gain/reduction			-6,484



Conclusion

Having undertaken the calculations using an approved code of practice document for calculating sewage flows and sizing treatment plants (British Water Flows and Loads) it has been established that the proposed development would not cause any additional nutrient pollution.

Instead, the calculations demonstrate that the proposed change of use would result in a betterment in terms of sewage flow of over 6,400 litres per day, which is a 45% improvement over the current use of the building.

The advisory letter from natural England states:

“This letter sets out Natural England’s advice for development proposals that have the potential to affect water quality in such a way that adverse nutrient impacts on designated habitats sites¹ cannot be ruled out.”

Given that it has been clearly demonstrated that the proposed development will result in a net reduction of sewage flow of 45% its quite clear that the proposed development does not have the potential to affect water quality and therefore the Natural England Guidance does not apply to this development.