



Meeting	Cabinet Committee: Housing
Date and Time	Thursday, 2nd February, 2023 at 10.00 am.
Venue	Walton Suite, Winchester Guildhall

Agenda Item.

7. New Homes Programme Update (presentation) (Pages 3 - 12)

City Offices
Colebrook Street
Winchester
SO23 9LJ

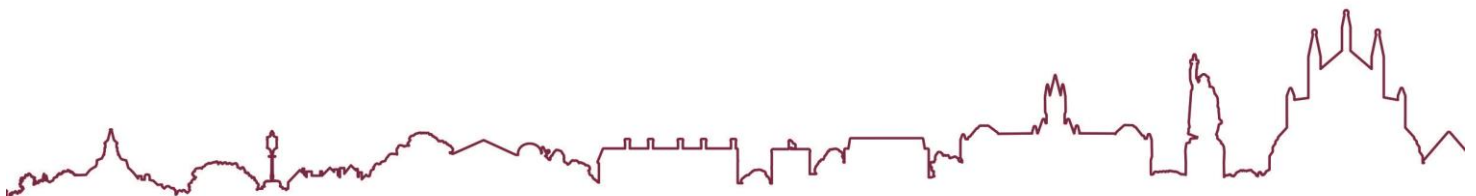
Laura Taylor
Chief Executive

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02 February 2023

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New Homes Programme Update Feb 2023



Current Schemes on-site



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Southbrook Cottages



Whiteley



Winnall

SCHEMES SUBMITTED FOR PLANNING

Dyson Drive, Winchester – 8 homes

Corner House ,Winchester – 6 homes

Woodman Close, Sparsholt – 5 homes

Witherbed Lane, Whiteley – 4 homes



Schemes under consideration

- Micheldever exception site, Waterloo Cottages
- Minden Way & Fox Lane garage areas
- Wine Cross Cottages, North Boarhunt
- Dykes Farm, Winchester
- Dean Lane, Alresford
- Barnes House, St Cross Rd
- Extra Care, Kings Barton
- Extra Care, Whiteley



Progress on programme to date

133 completed homes

124 on site

23 in planning

300 in feasibility

580 total

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Nutrient Mitigation

June 2019 – Natural England (NE) advice to LPAs setting out Nitrate neutrality requirement – planning consent hiatus across the district

Feb 2020 – WCC position statement requiring Nitrogen budgets and imposing Grampian planning conditions for new residential accommodation anywhere within the district

March 2022 – NE updated advice to include Phosphates neutrality requirement in areas that are in unfavourable condition due to elevated Phosphorous levels. This affects the River Itchen catchment area of the district – in effect no planning permissions can be granted in affected River Itchen catchment unless phosphate mitigation can be demonstrated.

March 2023 – Suitable nutrient mitigation in place to allow WCC new homes schemes to progress through planning



Affected Areas

Phosphates



European protected sites requiring nutrient neutrality strategic solutions
Component SSSIs of
River Itchen SAC

- Local Authorities
- SSSI subject to nutrient neutrality strategy
- Nutrient neutrality SSSI catchment
- National Parks

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Nitrates



European protected sites requiring nutrient neutrality strategic solutions
Component SSSIs of
Solent: Includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water SPA/Ramsar, Solent Maritime SAC, Portsmouth Harbour SPA/Ramsar





- Local Authorities
- SSSI subject to nutrient neutrality strategy
- Nutrient neutrality SSSI catchment
- National Parks

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Potential Solutions

Nitrates

-  Buy land and remove from previous use
-  Develop wetlands
-  Improve existing Sewage Treatment works
-  Buy credits from landowners with their own mitigation projects

Phosphates

-  Improve existing Sewage Treatment works
-  Buy land which generates high phosphates e.g. chicken or dairy use and set aside



UPGRADE TO SEWAGE TREATMENT WORKS OPTION

- Currently investigating possibility of off-setting the nutrient neutrality required by Natural England (NE) by improving HRA Sewage Treatment Works (STW)
- A budget of £0.2m has been allocated in the HRA budget for this work
- Investigatory work being undertaken in collaboration with NE, EA and PfSH to establish the quantity of credits that could potentially be generated
- Offset credits firstly used for WCC new build programme with an opportunity for any surplus credits to be sold to private developers
- Results of pilot investigations expected in March 2023.

QUESTIONS

