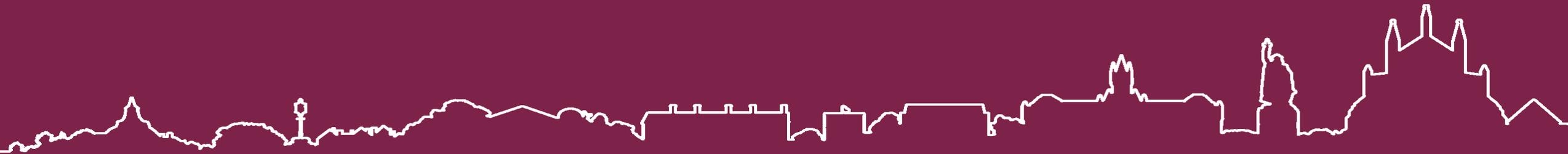


Nutrient Mitigation Project

Addressing nutrient neutrality requirement
for new homes



Background

- June 2019 – Natural England (NE) advice to LPA's setting out Nitrate neutrality requirement for new housing schemes
- Feb 2020 – WCC position statement requiring new housing applications to be submitted with a nitrate budget and appropriate mitigation
- March 2022 - NE updated advice to require phosphate neutrality in River Itchen catchment due to the critical impact on important local habitat
- From this date no housing permissions would be issued unless nutrient neutrality demonstrated.
- August 2023 - Government announces relaxation of nutrient neutrality regulations (subject to parliamentary approval)

New Homes Approach – September 2022

- Aim – to continue to deliver new homes projects by finding ways to generate nutrient credits.
- Nitrate credits would have to be secured for all new housing schemes in Solent catchment area.
- In addition Phosphate credits would have to be secured for all new schemes in the Itchen Valley catchment area (which includes Winchester City area).
- Nitrate credits can be purchased from the market however phosphate credits are very limited (or unavailable).
- Current legislation and expected changes.

Affected Areas



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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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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Credits required in short term

scheme	units	Nitrates (kg)	Phosphate (kg)
Dyson drive	8	24.56	0.5
Corner House	6	5.26	0.19
Woodman Close	5	9.33	0
Southbrook Cottages	6	5	0
Winnall Flats	76	138.91	0
Total	101	183.06	0.69

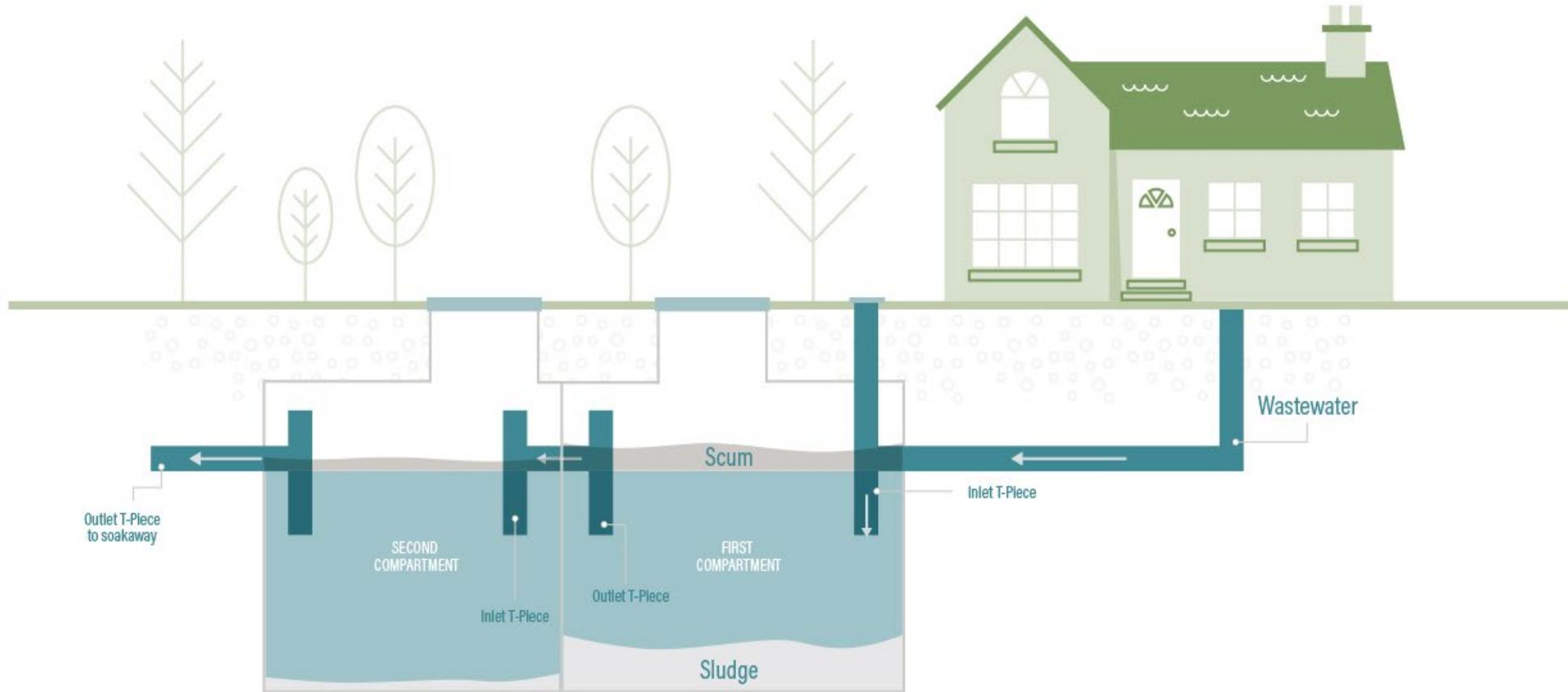
Forward programme 24/25 – Estimated Nutrient Requirements

scheme	Units	Nitrates (estimated worst case based on average requirement)	Phosphates (estimated worse case based on average requirement)
Whiteley EC	80	240kg (requires confirmation as scheme is consented)	na
Whiteley phase 9	25	75kg (requires confirmation as scheme is consented)	na
Micheldever	8	24kg	na
Minden Way / Fox Lane	16	48kg	4kg
Boarhunt	5	15kg	na
Sun Lane, Alresford	12	36kg	3kg
Total	148	444kg	7kg

WCC owned Sewage Treatment Works (STW)

- One way to generate nutrient credits is to upgrade / improve existing STW
- WCC own approximately 50 STW's across the district serving both small and large groups of housing
- Of these 17 are in the Itchen Valley catchment area and have the potential to generate both nitrate and phosphate credits
- Works would include, replacement of septic tanks with small package plant or addition of filter beds and additional treatment equipment

How a Septic Tank works



Replacement Package Plant



Initial investigations into 2 schemes

- Looked at 2 sites in detail
- Nutrient figures have been agreed by NE Discretionary Advisory Service (DAS)

	Nitrates (KgTN)	Phosphates (KgTP)
Northington	63.03	5.37
Goodens	90.82	10.51
Total both sites	153.85	15.88

	Northington	Goodens	total
Total plant, labour and materials	£67,744.70	£29,891.00	£97,637.70
Total Scheme cost (with contingency)	£81,293.64	£35,869.20	£117,162.84

Priority sites for further investigation

	Nitrate credits	Phosphate credits
Hobbs Close, Bishops Sutton	20.84 to 71.23	4.65 to 36.02
Kiln Lane, Old Alresford	6.78 to 17.35	2.95 to 23.09
North Drive, Littleton	4.82 to 12.25	1.48 to 11.44
The Brook, Old Alresford	12.33 to 38.03	2.44 to 18.61
The Hallways, Littleton	12.97 to 47.23	2.48 to 19.18
Woodlark Cottages, Bighton	3.42 to 12.39	0.92 to 7.23
Total min / max credits	61.16 to 198.48	14.92 to 115.57

Credit type	kg	Homes mitigated
Nitrate	198.48	66.16
Phosphate	115.57	461.48

Assuming (on average)

3kg of nitrates is required to mitigate a 3 bed house

0.25kg of phosphate is required to mitigate a 3 bed house

Risks

- National legislation may emerge which reduces credits required – Levelling Up Bill amendment
- Agreement of LPA will be required to realise value of the nutrient credits if still applicable .
- Net cost to HRA unless external funding sources can be secured if credits cannot be monetarised

Rewards

- Significantly improved water quality for Itchen catchment area
- Upgraded STW with increased lifespan
- Nutrient credits generated to off-set affordable housing programme requirements