

NUTRIENT NEUTRALITY ASSESSMENT FOR THE RETROSPECTIVE APPLICATION AT LAND WEST OF ALLINGTON BUSINESS CENTRE, ALLINGTON LANE, WEST END, HAMPSHIRE, SO50 7DE.

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Issue Log

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Executive Summary

H2Ogeo was contacted by White Planning Ltd and requested to provide a proposal to deliver a Nutrient Neutrality Assessment for a retrospective application for a change of use of land for the creation of 10 Gypsy/Traveller pitches comprising the siting of 10 mobile homes, 20 touring caravans, the erection of 10 day rooms, 12 timber outbuildings, boundary treatment and associated development at Land West of Allington Business Centre, Allington Lane, West End, Hampshire, SO50 7DE.

The proposal was approved and the Nutrient Neutrality for Nitrogen and Phosphate calculations were carried out using the Nutrient Neutrality Budget Calculator for the River Itchen Special Area of Conservation (SAC version 0.3).

The Nutrient Budgets Calculated are presented in the table below:

<i>Annual Phosphorous Nutrient Load (kg/TP/yr)</i>	<i>Annual Nitrogen Nutrient Input (kg/TP/yr)</i>
14.01	111.62

It is recommended to discuss the potential for mitigation of this scheme with Eastleigh Borough Council to see availability of credits.

1 Introduction

1.1 Background & Scope of Work

The applicant has submitted a retrospective application for the change of use of land west of Allington Business Centre comprising of 10 pitches consisting of 10 mobile homes, 20 touring caravans, erection of 10 day rooms, 12 timber outbuildings and associated development.

The application can be viewed on the Eastleigh Planning Portal (<https://planning.eastleigh.gov.uk/s/public-register>) under application reference: F/24/96858.

Calculations to assess the potential nutrient budget (Nitrogen and Phosphorus) are required in response to Natural England's Nutrient Neutrality requirements for new developments in the catchment of the River Itchen and Solent.

The water environment within the Solent region is protected under the Water Environment Regulations 2017, the Conservation of Habitats and Species Regulations 2017 as well as national protection for many parts of the coastline and their sea.

There are high levels of nitrogen and phosphorus input to the water environment with sound evidence that these nutrients are causing eutrophication at these designated sites. The nutrient inputs currently mostly come either from agricultural sources or from wastewater from existing housing and other development. The resulting dense mats of green algae and other effects on the marine ecology from an excessive presence of nutrients are impacting on the Solent's protected habitats and bird species¹.

As part of their submission, the applicant wishes to understand the burden associated with the development and H2Ogeo was requested to provide a fee proposal to deliver this scope of work.

The proposal for a Nutrient Neutrality Assessment was approved and accepted on the 5 June 2024.

A Statement of Limitations is presented at the start of this report.

1.2 Methodology

Guidance provided by Natural England has been used to undertake the assessment with the proposed tasks consisting of the following:

- Data collection and requests for information; and
- Preparation and issue of the Nutrient Neutrality Assessment.

Natural England's Nutrient Neutral Generic Methodology has been used to assess the site, this consists of the following stages:

- Stage 1 Nutrient loading from additional wastewater
- Stage 2 Nutrient loading from current land use
- Stage 3 Nutrient loading from future land use
- Stage 4 Nutrient loading from future land use after treatment through a sustainable urban drainage system (SuDS)
- Stage 5 Nutrient budget calculations

¹ [Natural-England's-latest-guidance-on-achieving-nutrient-neutrality-for-new-housing-development-June-2020.pdf \(push.gov.uk\)](#)

2 Site Setting

2.1 Site Location

The site is located at Land West of Allington Business Centre, Allington Lane, West End, Hampshire, SO50 7DE. It is centred on National Grid Reference SU47390 17405, (Easting: 447390, Northing: 117405), presented in Figure 1.

The total site has an area of approximately 1.59 Hectares.

The planning drawings are presented in Annex A and Site Location in Figure 1.

2.2 River Catchment

The site falls within the Test and Itchen Management Catchment and the River Itchen Operational Catchment (GB10742022580).

The closest Main River is a tributary to the River Itchen in the north of the site within the red line boundary of the application.

The River Itchen is fed by three major tributaries in its upper reaches; the Candover Stream, River Alre and the Cheriton Stream. The river flows through many Hampshire villages before entering the city of Winchester, from where it heads south, through a series of water meadows, before reaching the northern suburbs of Southampton at Mansbridge. Here it is joined by the Monks Brook just above its tidal limit before flowing into Southampton Water at Woodmill. The section between Winchester and Southampton also includes the Itchen Navigation - a disused 18th century canal system linking Winchester to the sea².

The River Itchen Catchment is approximately 11,961 Hectares (Ha) and is 87.94km long. The Catchment boundary is presented in Figure 2 and shows the discharge into the Solent.

2.3 Soil Type

The soil type is presented in Figure 3 and consists of Fen Peat Soils (Soilscape 27). This soil type has a peaty texture and is naturally wet.

2.4 Geology

The site lies on Alluvium Superficial Deposits overlying the Wittering Formation Bedrock. Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope. Synonym: alluvial deposits. Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present³.

The Wittering Formation is described as Greyish brown laminated clay; wavy- to lenticular-bedded sand interbedded with clay in equal proportions; and fine- to medium-grained sparsely glauconitic sand⁴.

² <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3237>

³ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=ALV>

⁴ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=WTT>

3 Nutrient Neutrality Assessment

Natural England's Nutrient Neutral Generic Methodology has been used to assess the site, this consists of the following stages:

- Stage 1 Nutrient loading from additional wastewater
- Stage 2 Nutrient loading from current land use
- Stage 3 Nutrient loading from future land use
- Stage 4 Nutrient loading from future land use after treatment through a sustainable urban drainage system (SuDS)
- Stage 5 Nutrient budget calculations

The River Itchen SAC Worksheet, Version 3.1.3 has been used that has a requirement for the assessment of Total Nitrogen and Total Phosphorous. The worksheet is presented in Annex B.

3.1 Stage 1 Nutrient loading from additional wastewater

3.1.1 Population

National occupancy data has been used to derive a population of 2.4 residents per dwelling, therefore a total of 24 residents has been used in the calculations.

3.1.2 Increase in Wastewater

The default value for water usage of 120 Litres/Day/Person has been used, this equates to 2880 Litres/Day of waste water.

3.1.3 Deductible Acceptable Loading

A deductible acceptable loading equating to 2mg/L Nitrogen and has been factored into the assessment.

3.1.4 Waste Water Treatment Works

It is reported that each mobile home is connected to a septic tank that then discharges to soakaway⁵. The default input parameters for septic tanks have been used in the calculations.

3.1.5 Stage 1 Summary

The output from Nutrients from Wastewater are as follows:

Table 1 Nutrients From Wastewater

Parameter	Output
Additional population (people):	24.00
Wastewater by development (litres/day):	2880.00
Annual wastewater TP load (kg TP/yr):	12.20
Annual wastewater TN load (kg TN/yr):	99.20

3.2 Stage 2 Nutrient Loading From Current Land Use

The current land use has been taken as the former mixed agricultural use prior to the development considered in under this application.

⁵ FRA and Foul and Surface Water Drainage Strategy for Planning, UNDA, 933097, January 2024

The site lies in a rural area of lowland fen, its baseline habitats included artificial unvegetated, unsealed surface, neutral grassland, buildings (sealed surface), individual trees, a stream, and bare ground⁶.

Prior to the development the site was a mix of residential accommodation and grazing for horses and cattle.

As previously discussed, the site lies in the Itchen Operational Catchment with a naturally wet soil type.

The Seasonal Annual Average Rainfall (SAAR 1941 to 1970) is 866mm and the site is located in a Nitrate Vulnerable Zone.

A summary of the nutrient Loading from the current land use is summarised below:

Table 2 Nutrients from Current Land Use

Area (Hectares)	Annual Phosphorous Nutrient Export (kg/TP/yr)	Annual Nitrogen Nutrient Export (kg/TP/yr)
1.59	0.91	32.12

3.3 Stage 3 Nutrient Loading From Future Land Use

The future land use is categorised as Residential Urban Land and the nutrient loading is summarised in the following table:

Table 3 Nutrients from Future Land Use

Area (Hectares)	Annual Phosphorous Nutrient Export (kg/TP/yr)	Annual Nitrogen Nutrient Export (kg/TP/yr)
1.59	2.78	25.93

3.4 Stage 4 Nutrient loading from future land use after treatment through a SuDS

There are two main SuDS drainage processes identified on site, these are:

- Soakaways for roof drainage off mobile homes; and
- Permeable paving/porous surfaces for the rest of the site.

To calculate the removal rate of Total Nitrogen and Total Phosphorus by SuDS the methodology presented in CIRIA (815) Using SuDS to Reduce Nitrogen in Surface Water Runoff and Using SuDS to Reduce Phosphorus in Surface Water Runoff C-808-F has been adopted.

Neither of these drainage schemes use ponds therefore a Total Nitrogen removal rate of 0% has been adopted in this part of the assessment.

The surface water drainage requirements have been assessed by removing the roof water volumes as these go straight to soakaway and are not considered to make a contribution to the Total Phosphorous concentrations at the site.

1.37 hectares is left after removing the roof space (0.218 Ha) runoff area and the Total Phosphorous removal rate has been taken at 100% due to its capacity to bind to the soils and unsaturated zone.

The table below shows the summary data from the SuDS worksheet and Annex B:

⁶ Biodiversity Net Gain Assessment, Darwin Ecology, November 2023

Table 4 SuDS Worksheet Summary Data

Annual Phosphorous Nutrient Input (kg/TP/yr)	Annual Nitrogen Nutrient Input (kg/TP/yr)	Annual Phosphorous Load Removed By SuDS (kg TP/yr)	Annual Nitrogen Load Removed By SuDS (kg TN/yr)
2.4	22.34	2.4	0

4 Nutrient Assessment Summary

The nutrient assessment has calculated the potential nutrient load, to be mitigated, derived from this development. These figures include the 20% buffer added as part of the calculations and are presented in the table below:

Table 5 Calculated Nutrient Load to Be Mitigated

Annual Phosphorous Nutrient Load (kg/TP/yr)	Annual Nitrogen Nutrient Input (kg/TP/yr)
14.01	111.62

4.1 Potential Mitigation Strategy

Eastleigh Borough Council have introduced a cost-effective 'nutrient offset scheme' to enable developers to purchase credits for offsetting nutrient outputs.

The scheme offers:

- The chance to offset excess nutrient outputs against our owned land through the purchase of the nitrate credits available;
- A valuable opportunity for long-term sustainability to achieve nitrate neutrality and meet compliance; and
- Enablement to meet the need for new housing - unlocking investment for developers and the region.

Eastleigh manage over 238 hectares of mitigation land, totalling 11,354 credits and can provide nitrate credits to mitigate development in Itchen, Test and Hamble rivers and those parts of the New Forest that discharge to Southampton Water. To date the nitrate credits available are all through the cessation of farming practices.

Each credit costs £3000* + VAT, including legal and administrative costs.

Phosphorus mitigation is now also a requirement in many River catchments across the region, including the Itchen and Hamble Rivers. In response, we have a limited amount of phosphate credits available within the Hamble and the lower Itchen catchment where wastewater is treated at Chicken Hall Lane.

Each phosphate credit costs £50,000* plus VAT⁷.

**Developers should ensure that their nutrient offsetting occurs within the same region as their development.*

For further information on the scheme and how to acquire these credits the information brochure is presented in Annex C.

⁷ <https://www.eastleigh.gov.uk/business/developers-how-to-unlock-your-development>

5 Figures

Figure 1 Site Location

Figure 2 River Itchen Catchment

Figure 3 Soilscales

Figure 1 Site Location

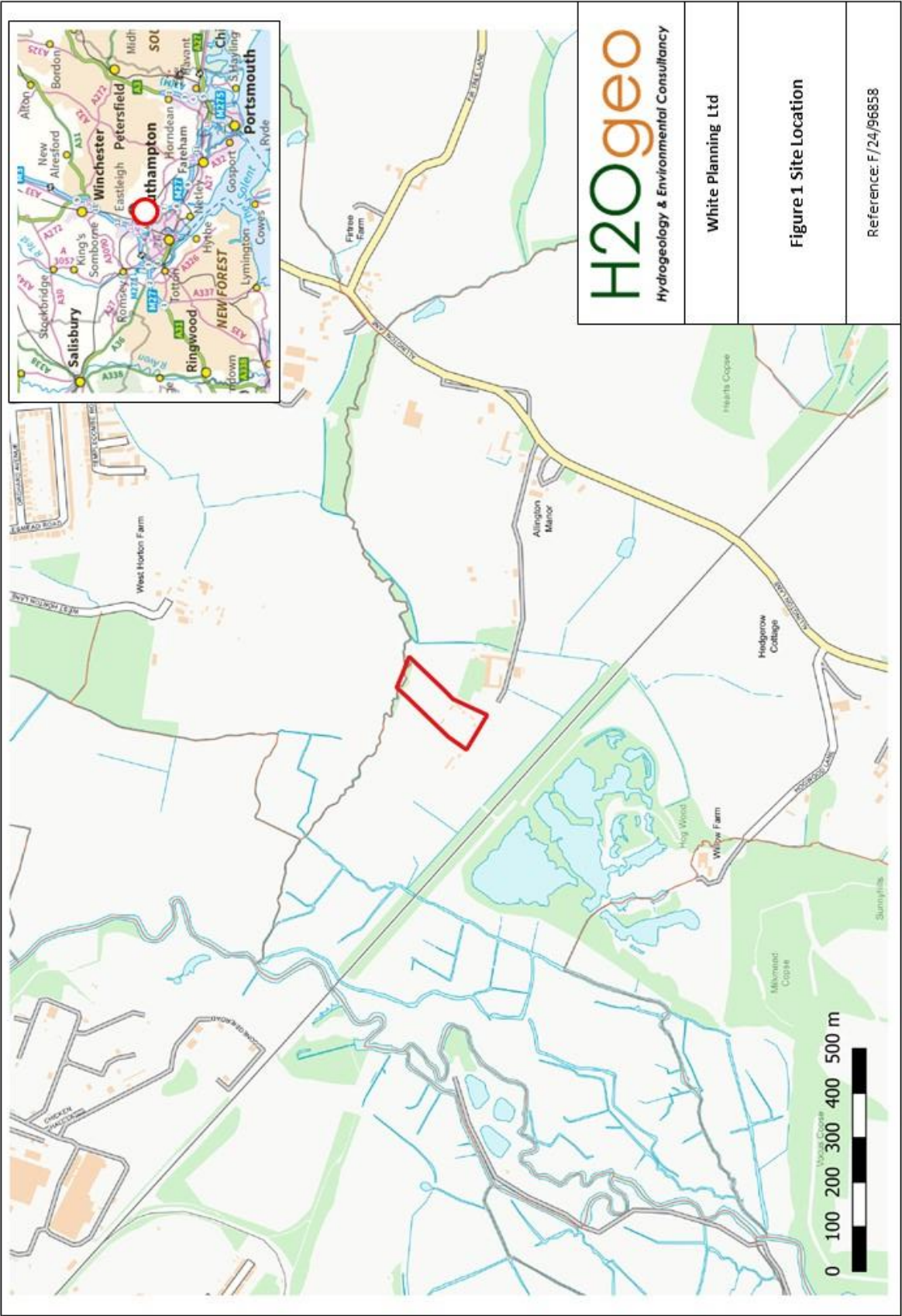


Figure 2 River Itchen Catchment

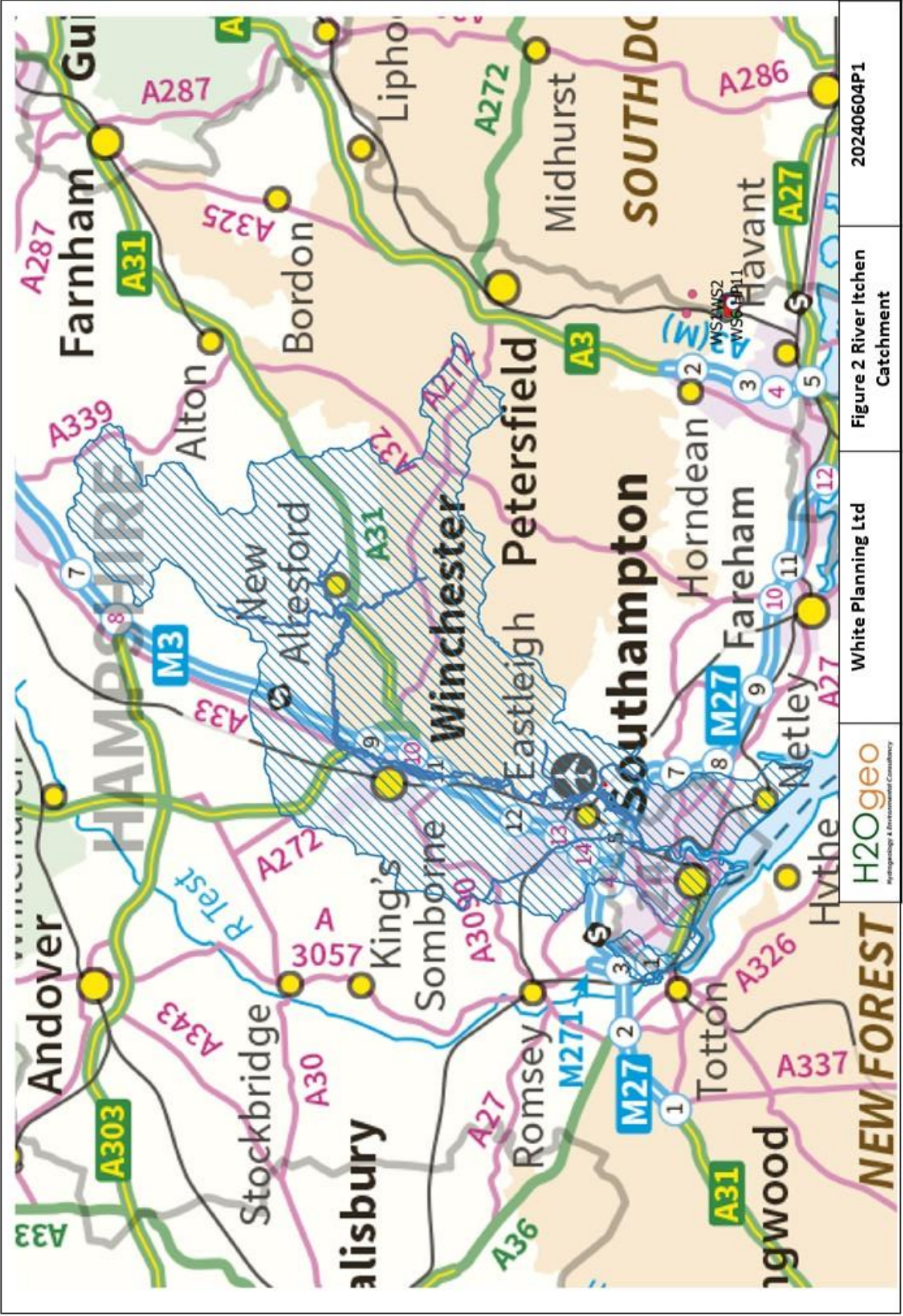


Figure 3 SoilScapes



6 Annexes

Annex A Planning Drawings



Annex B Nutrient Neutrality Calculator

Nutrients from wastewater

This sheet contains 2 tables. The tables are separated by a heading, which describes the following table.

Note: You will need to fill in cells B5 to B10 in the first table 'Water infrastructure information'. Cells B11 to B12 are automatically calculated and will state '0.00' unless the user inputs have been entered. Cells A13 to A16 and B13 to B16 are automatically generated and will state 'Not applicable' depending on the inputs to cells B5 and B10. You may need to fill in cell C11 and cell C12 depending on the information you entered in cell B10. Cells C5 to C10 and cells C13 to C16 are intentionally blank cells. You do not need to fill in any cells in the second table 'Final calculation of nutrient load from wastewater'. Cells B20 to B23 are automatically calculated and will state '0.00' unless the user inputs have been entered to the first table 'Water infrastructure information'. Cells A24 to A29, cells B25 to B26 and cells B28 to B29 are automatically generated and will state 'Not applicable' depending on the user inputs to the first table 'Water infrastructure information'. Cell B19, cell B24 and cell B27 are intentionally blank cells.

How to fill in the table 'Water infrastructure information'

Cell B5: Enter the date of first occupancy.

Cell B6: Enter the average occupancy rate of the development. The default rate is 2.4, this should not be edited without sufficient evidence.

Cell B7: Enter the water usage. This value should be kept at 120 unless other efficiency measures are used.

Cell B8: Enter the total number of dwellings or units that will be within the development site as of the project completion date.

Cell B9: Choose whether the development can apply deductible acceptable loading from the dropdown list.

Cell B10: Choose the receiving wastewater treatment works (WwTW) from the dropdown list.

If you select 'Package Treatment Plant user defined' or 'Septic Tank user defined', you must enter their certified value of total phosphorus (TP) in cell C11 and their certified value of total nitrogen (TN) in cell C12. Otherwise the default values will be used in the calculation of the nutrient load associated with wastewater.

Nutrient permits may be changing for the WwTW you select, from 01/01/2025, or 01/04/2030. If the date of first occupancy is in-between changing permit dates, multiple permit limits may be automatically generated in cells B11 to B16. If applicable, up to 6 values for the nutrient loading associated with wastewater will be presented in cell B22, B23, B25, B26, B28 or B29.

Water infrastructure information

Description of required information	Data entry column - user inputs required	Additional data entry column - user inputs may be required
Date of first occupancy (dd/mm/yyyy):	21/06/2024	
Average occupancy rate (people/dwelling or people/unit):	2.40	
Water usage (litres/person/day):	120	
Development Proposal (dwellings/units):	10	
Include deductible acceptable loading?	Yes	
Wastewater treatment works:	Septic Tank default	
Current wastewater treatment works P permit (mg TP/litre):	11.60	
Current wastewater treatment works N permit (mg TN/litre):	94.30	
Not applicable	Not applicable	
Not applicable	Not applicable	
Not applicable	Not applicable	
Not applicable	Not applicable	

Final calculation of nutrient load from wastewater

Description of values generated	Values generated
Wastewater nutrient loading	
Additional population (people):	24.00
Wastewater by development (litres/day):	2880.00
Annual wastewater TP load (kg TP/yr):	12.20
Annual wastewater TN load (kg TN/yr):	99.20
Not applicable	
Not applicable	Not applicable
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable
Not applicable	Not applicable

Nutrients from current land use

This sheet contains 2 tables. The tables are separated by a heading, which describes the following table

Note: You will need to do cells B5 to B8 in the first table 'Current land use information'. You will need to fill in cells A11 to A27, and B11 to B27 in the second table 'Current land uses'. Cells B28, C11 to C28 and D11 to D28 are automatically calculated and will state '0.00' unless the user inputs have been entered. Cells E11 to E27 are automatically generated and will state 'Not applicable' depending on automatically generated data in cells C11 to C27 and D11 and D27. Row 28 is a Total Row. The Total Row states 'Totals': in cell A28 and automatically calculates the total sum of cells B11 to B27 in cell B28, C11 to C27 in cell C28 and D11 to D27 in cell D28. Cell E28 is intentionally blank.

How to fill in the table 'Current land use information'

Cell B5: Choose the operational catchment the site is located within from the dropdown list.

Cell B6: Choose the soil drainage type associated with the predominant soil type within the development site from the dropdown list.

Cell B7: Choose the annual average rainfall the development will receive from the dropdown list. If the rainfall volume is not on the list, select the nearest value.

Cell B8: Choose whether the development is in a nitrate vulnerable zone (NVZ) from the dropdown list

How to fill in the table 'Current land uses'

Cell A11-A27: Choose the existing (pre-development) land use type(s) from the dropdown list.

Cells B11-B27: Enter the area in hectares of each land use type.

The nutrient load from current land uses is shown in cells C11-C27 for total phosphorus (TP) and cells D11-D27 for total nitrogen (TN).

The total nutrient load from current land uses is shown in cell C28 for TP and D28 for TN.

Current land use information

Description of required information	Data entry column - user inputs required
Operational catchment:	Itchen
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	850.1 - 900
Within nitrate vulnerable zone (NVZ):	Yes

Current land uses

Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual phosphorus nutrient export (kg TP/yr)	Annual nitrogen nutrient export (kg TN/yr)	Notes on data
Mixed	1.59	0.91	32.12	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
		0.00	0.00	Not applicable
Totals:	1.59	0.91	32.12	

Nutrients from future land use

This sheet contains one table.

Note: You will need to fill in cells A5 to A21 and B5 to B21. Cells B22, C5 to C22 and D5 to D22 are automatically generated calculations and will state '0.00' unless the user inputs have been entered. Row 22 is a Total Row. The Total Row states 'Totals:' in cell A22 and automatically calculates the total sum of cells B5 to B21 in cell B22, C5 to C21 in cell C22, and D5 to D21 in cell D22.

How to fill in the table 'Future land uses'

Cells A5-A21: Choose the future (post-development) land use type(s) of landcover present on the new site from the dropdown list

Cells B5-B21: Enter the area in hectares of each land use type.

The nutrient load from future land uses is shown in cells C5 to C21 for total phosphorus (TP) and in cells D5 to D21 for total nitrogen (TN).

The total nutrient load from future land uses is shown in cell C22 for TP and D22 for TN.

Future land uses

New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual phosphorus nutrient export (kg TP/yr)	Annual nitrogen nutrient export (kg TN/yr)
Residential urban land	1.59	2.78	25.93
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
Totals:	1.59	2.78	25.93

Nutrients from future land use after sustainable urban drainage system (SuDS) treatment

This sheet contains one table.

Note: You will need to fill in cells A5 to A29, cells B5 to B29, cells C5 to C29, cells F5 to F29, cells G5 to G29 and cells H5 to H29 if you are including SuDS to remove nutrients from the surface runoff. Cell B30, cells D5 to D30, cells E5 to E30, cells I5 to I30 and cells J5 to J30 are automatically calculated and will state '0.00' unless the user inputs have been entered. Cells K5 to K29 are automatically generated and will state 'Not applicable' unless the total area of the landcover entered is larger than the total area of the landcover entered into the worksheet

Nutrients from_future_land_use. Row 30 is a Total Row. The Total Row states "Totals:" in cell A30 and automatically calculates the total sum of cells B5 to B29 in cell B30, cells D5 to D29 in cell D30, cells E5 to E29 in cell E30, cells I5 to I29 in cells I30, and cells J5 to J29 in cell J30. Cell C30, cell F30, cell G30, cell H30 and cell K30 are intentionally blank.

How to fill in the table 'Suds information'

Cells A5 to A29: Choose the future (post-development) land use type(s) of landcover present on the new site within the SuDS catchment area from the dropdown list. Only landcovers entered into the worksheet titled 'Nutrients from future land use' can be entered.

Cells B5 to B29: Enter the area in hectares of each new land use type within the SuDS catchment area.

Cells C5 to C29: Enter the percentage of the flow entering the SuDS feature. If all flow is being diverted to the SuDS feature then this value should be set to 100%.

The annual total phosphorus (TP) and total nitrogen (TN) loads associated with the landcovers in the SuDS catchment area are automatically calculated in cells D5 to D29 and E5 to E29, respectively.

Cells F5 to F29: Enter the name of the SuDS features used to intercept surface flows can be entered in. Any text can be entered into these cells.
Cells G5 to G29: Enter the nutrient removal rates associated with the SuDS features for TP.

Cells H5 to H29: Enter the nutrient removal rates associated with the SuDS features for TN.

Values for columns G and H must be identified by the user and must be specific to the SuDS features being implemented.

The annual TP and TN loads removed by the SuDS features are automatically calculated in cells I5-I29 for TP and J5-J29 for TN. These values are subtracted from the nutrient budget.

You do not need to fill in column K 'Notes on data'. It will state 'Not applicable' unless the total area of

SuDS information

[illegible]

Final nutrient budgets

This worksheet contains one table. This table is automatically populated using the outputs from the previous worksheets.

Note: You do not need to fill in any cells in the table. Cells B5 to B12 and cells B14 to B15 are automatically calculated and will state '0.00' unless the user inputs have been entered to all of the required worksheets. Cells A16 to A21, cell B17 to B18 and cells B20 to B21 are automatically generated and will state 'Not applicable' depending on the user inputs to the worksheet 'Nutrients_from_wastewater'. Cell B13, B16 and B19 are intentionally blank.

This table presents calculations that underpin the final annual nutrient budget for the development site. Up to 3 values for the nutrient budget may be presented in cells B14, B17 and B20 for total phosphorus (TP), or B15, B18 and B21 for total nitrogen (TN).

Total nutrient budget calculations

Description of values generated	Values generated
Wastewater TP load (kg TP/year):	12.20
Net land use TP change (kg TP/year):	-0.52
P budget (kg TP/year):	11.68
P budget + 20% buffer (kg TP/year):	14.01
Wastewater TN load (kg TN/year):	99.20
Net land use TN change (kg TN/year):	-6.19
TN budget:	93.01
TN budget + 20% buffer:	111.62
Annual nutrient budget	
The total annual phosphorus load to mitigate is (kg TP/yr):	14.01
The total annual nitrogen load to mitigate is (kg TN/yr):	111.62
Not applicable	
Not applicable	Not applicable
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable
Not applicable	Not applicable

Annex C Eastleigh Borough Council Offset Credit Scheme

Helping to unlock developments across the Solent

**A proactive offset credit scheme
to support developers achieve
nutrient neutrality.**



Protecting the Solent

The Solent region is known for its internationally important ecology yet faces a growing problem of excess nutrients, particularly Nitrates and Phosphates, polluting its waterways.

Excessive nutrients flowing into the Solent have led to a growth of dense mats of green algae, which has caused severe long-term consequences for marine life, protected habitats and bird species.

Man-made sources, including agricultural fertilizers and household wastewater, introduce these nutrients into rivers, lakes, and other water bodies, negatively impacting local wildlife and ecosystems.

Addressing Nitrate and Phosphate pollution is essential for the well-being of our ecosystems and communities but also for the future of housebuilding in the region.

The Development Challenge

Housebuilders, developers, and planners have a responsibility to support sustainability, protect biodiversity, and address nutrient pollution. To combat the growing nitrates issue, the government introduced 'nutrient neutrality' to address environmental and water quality issues associated with nutrient pollution. This means housebuilders and developers must demonstrate how they will be 'net neutral' when developing near water bodies.

Developers investing across the Solent must address unwanted pollution from their sites, considering the specific waterways they impact within the six 'fluvial catchment' zones in the Solent region. This requirement has held back much-needed housing and other tourism-related development in the region for over four years.



A solution for the Solent

With Hampshire's population expected to increase by **4.5%** and reach **2 million by 2029**, future development is essential for the Solent region.

In response to the nutrient pollution challenge, we have taken a proactive approach to protect local wildlife and ecosystems while enabling development to proceed without delay.

The introduction of our cost-effective 'nutrient offset' credit scheme helps developers to achieve nutrient neutrality by offsetting excess nutrient outputs against Council-owned land through the purchase of credits.

Helping to unlock development across the Solent, the scheme provides developers with a range of benefits including:

- A valuable opportunity for long-term sustainability to achieve nitrate neutrality and meet compliance.
- Enablement to meet the need for new housing - unlocking investment for developers and the region – and moving forward stalled sites.
- The elimination of the need for offset providers to enter individual S106 agreements due to the scheme being enforced through Section 33 Agreements directly between Eastleigh Borough Council and the local authorities that wish to access the scheme for development in their areas.

This initiative aligns with our Climate Change and Environmental Emergency action plan and supports the Housing Development and Healthy Communities themes outlined in the Council's Corporate Action Plan 2023-2026 and it is now the 'Protecting Our Environment' and 'Creating Homes & Communities' themes.

Section 33 Agreements have already been successfully entered into with several local authorities including Winchester City Council, New Forest District Council, New Forest National Park, Test Valley Borough Council, Basingstoke & Deane Borough Council, Southampton City Council and East Hampshire District Council.

Find out more about the credits scheme and how this can be used to benefit developers across the Solent.

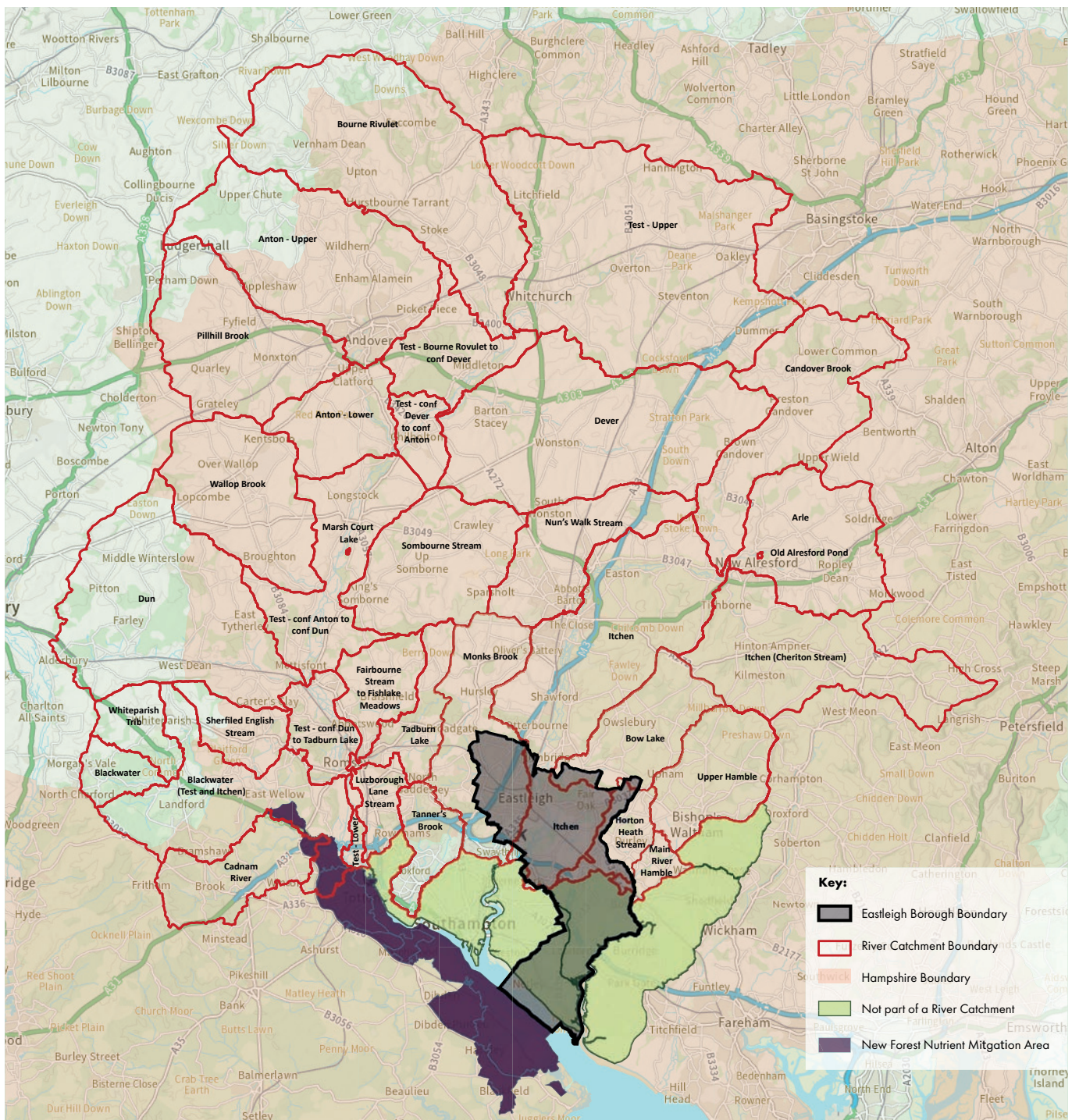


Areas covered and costs

We currently manage over **238 hectares** of mitigation land, totalling **11,354 Nitrate credits** and **151 Phosphate credits**.

We can provide Nitrate credits to mitigate development in Itchen, Test and Hamble rivers and those parts of the New Forest that discharge to Southampton Water. Each Nitrate credit costs £3000* + VAT, plus a one-off fee of £500* + VAT for our legal and administrative costs.

We can also provide Phosphate credits for the Lower Itchen catchment which can be used in the Lower Itchen catchment, where wastewater is treated at Chickenhall Lane. Each Phosphate credit costs £50,000* + VAT, plus a one-off fee of £500* + VAT for our legal and administrative costs.



Register your interest

These Nitrate and Phosphate credits are an enormously important factor in enabling development, and are in extremely limited supply within the region.



If you are looking to develop within the Solent area and want to mitigate your scheme with Nitrate or Phosphate credits, visit eastleigh.gov.uk/nutrients for more information and to register your interest.

Developers interested in purchasing Nitrate or Phosphate credits from us can start the process by filling out the relevant interest form and emailing it to nutrientoffset@eastleigh.gov.uk

Next Steps

Once an interest form has been received, we will confirm whether credits are available to meet anticipated need, and work with you through the process outlined below:

1

Developer and Local Planning Authority go through planning process as usual.

2

Local Planning Authority confirms offset requirement and suitability of the scheme to us.

3

We confirm credits are still available.

4

Local Planning Authority grants consent, probably with a pre-start or Grampian condition relating to nitrate mitigation.

5

Developer buys credits from us.

6

We issue a vesting certificate to developer.

7

Developer applies to Local Planning Authority for discharge of condition.



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