

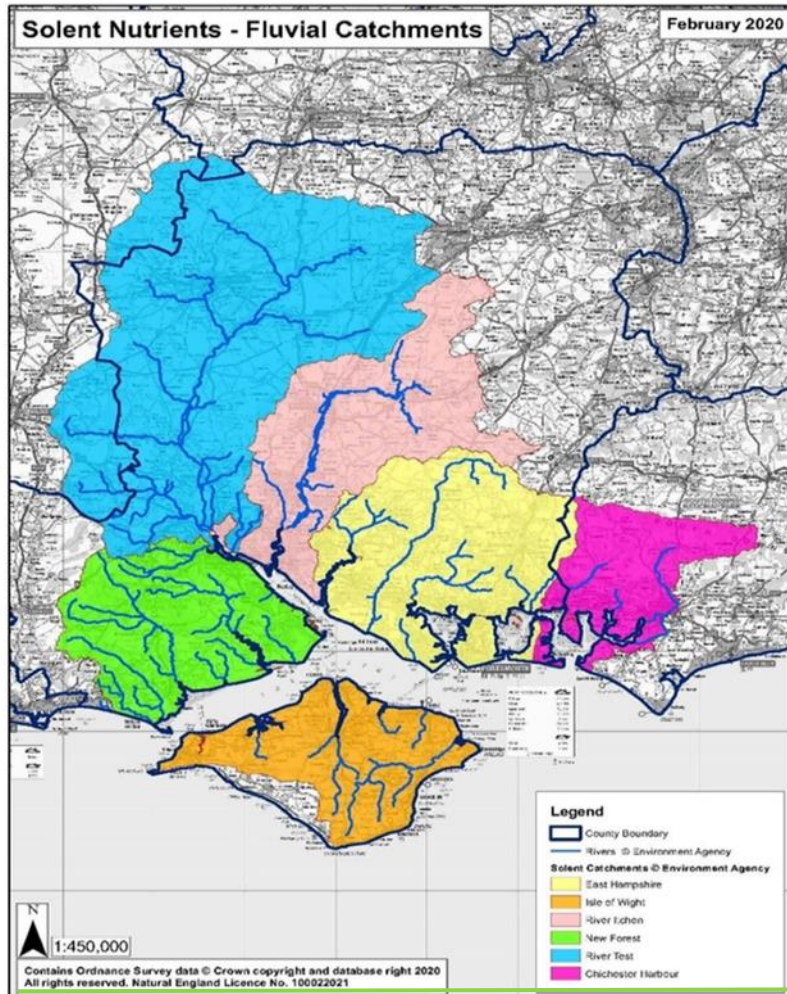
Responding to the need for nutrient neutrality in the Solent



Picture credit: Hazel Stanworth – Natural England

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Strategic Environmental Planning Officer



- Responses must be coordinated due to cross boundary implications
- A single point of contact for stakeholders
- Investigate, report on and deliver Local Authority interventions/processes to allow sustainable development to take place

Working together for a better future for South Hampshire

Basingstoke and Deane

East Hampshire

Fareham

Havant

New Forest National
Park

Southampton

Test Valley

Strategic
Environmental
Planning Officer
(SEPO)

Chichester

Eastleigh

Gosport

New Forest

Portsmouth

South Downs National
Park

Winchester



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Stakeholder Engagement



- Extensive stakeholder engagement highlights three main issues related to delivering nutrient neutral development
 1. Access to credits
 2. Uncertainty (cost and time) relating to legal agreements to secure mitigation
 3. Disproportionate impact on SMEs

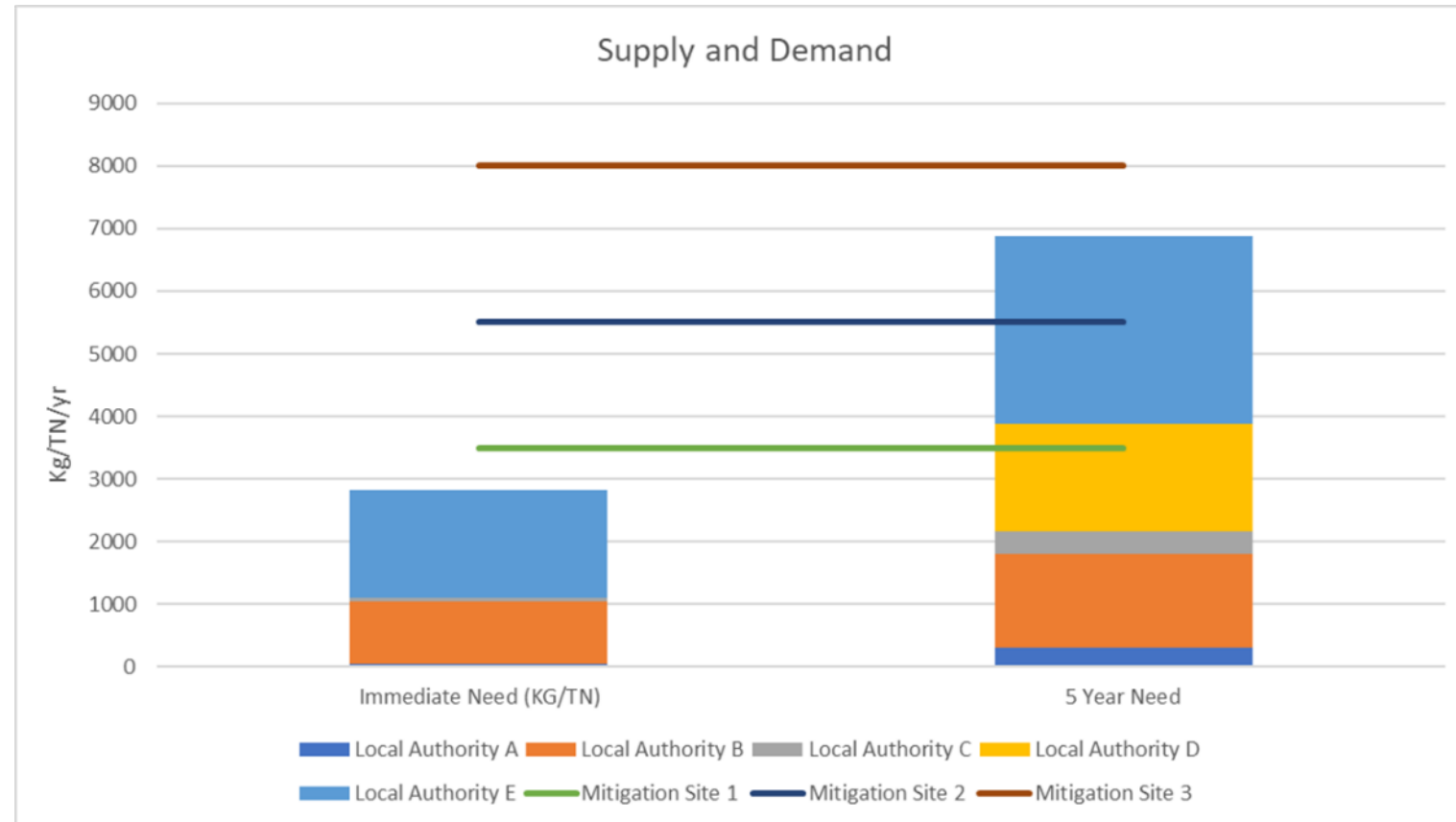
- Local Planning Authorities must also consider
 1. Plan Making
 2. Decision Making
 3. Acting as a competent authority with regards to the requirements of the habitat regulations (best scientific evidence, lifetime of the dwelling, certainty and enforceability)

Availability of Credits



Delivering mitigation schemes

- Desk based studies looking at nutrient budgets and transfer rates
- Natural England Discretionary Advice Service
- Legal Framework



Legal Framework



- Overarching S.106 agreements with mitigation providers, this system is endorsed by representatives of the development industry and is to the satisfaction of both LPAs and current mitigation providers whilst requiring no individual legal requirement within the application process. This approach may be conditional if covenant strength concerns need to be overcome
- Instrument to transfer enforcement powers may be required to support mitigation outside of permitting LPA administrative boundary
- Aims to standardise the process and produce conformity in approach between LPAs
- Where Local Authorities directly control credits the only legal framework required is to collect the funds

Understanding the Impact on Minor Development and SMEs



- A 4 dwelling conversion from a non-residential use will have a total nitrogen mitigation cost per dwelling over 40% higher than a 100 dwelling conversion from non-residential use
- Planning Implications
 - Meeting national and local planning objectives
 - Impact on brownfield and regeneration development
 - Reduced ability to ensure the right houses are built in the right places (housing supply)
- Wider Implications
 - Jobs
 - Local economy
 - Skills



Medium to Long Term Solutions

- Current land use change approach can be shown to be sustainable over plan periods
- DEFRA trading platform
- On Site - SuDS and Bio-retention
- Improvements at WWTWs
- Engineering solutions

Thanks and Further Information



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[Nutrient Mitigation - Partnership for South
Hampshire \(push.gov.uk\)](http://push.gov.uk)

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