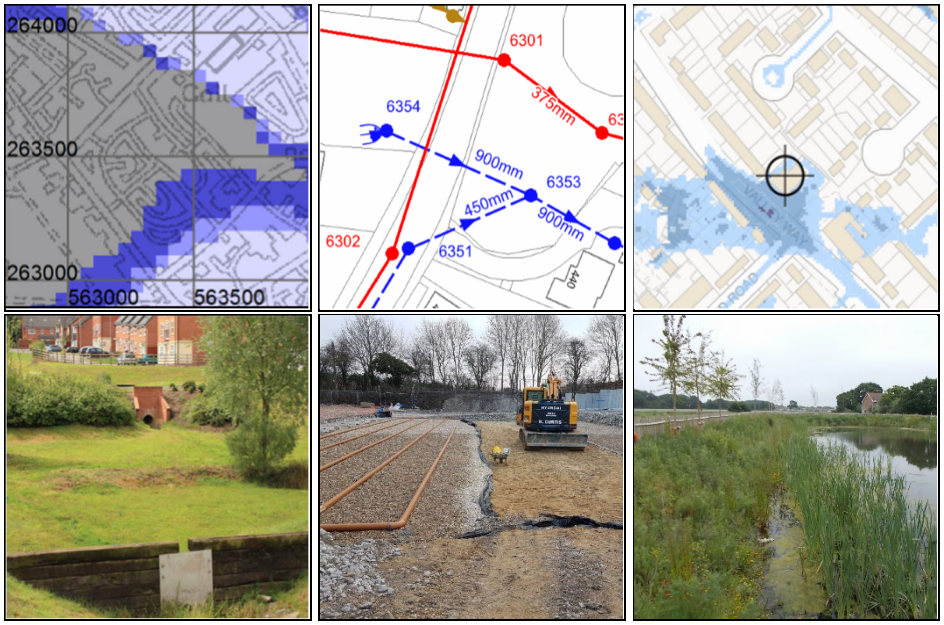

Nutrient Assessment & Budget

Oak View Nursing Home, 47-49 Beach Road
Hayling Island, Hants

Reference:	23194	
Issue:	**Date:**	
1	11/12/2023	*To NE 16/03/2022 methodology with replacement NE calculator June 2022*

Table of Contents

1	Introduction	3
2	Development Description & Location	3
3	Background to Nitrogen Nutrient Assessment	3
4	Derivation of Sewage Load	5
5	Wastewater Treatment	5
6	Land Use Component	5
7	Nitrogen Assessment	5
8	Mitigation	5

Appendices

A	Existing & Proposed Site Layouts
B	Wastewater Treatment Information
C	Nitrogen Assessment & Mitigation
D	Conditions & Limitations

1. Introduction

1.1 Instructions were received from Robert Tutton Town Planning to undertake an assessment of the nutrient impact for an extension to Oak View Nursing Home, 47-49 Beach Road, Hayling Island, Hants to increase residential capacity from 51 to 54 residents (ie net increase of 3 residents)

1.2 This assessment has been undertaken by A P Traves BSc CEng MIStructE MCIHT.

1.3 The client's attention is drawn to the conditions and limitations contained in Appendix D.

2. Development Description & Location

2.1 The site comprises 0.21 Ha of existing residential urban fabric at Oak View Nursing Home, 47-49 Beach Road, Hayling Island, Hants. The site and current residential capacity is identified on PMG (Building Design & Consultancy) location plan SK001-C contained in Appendix A of this report.

2.2 It is proposed to make a small extension on the first floor to increase the residential capacity by 3 people. The proposed layout and floor plan is identified on PMG (Building Design & Consultancy) plans SK004-C and SK005-F contained in Appendix A of this report.

3. Background to Nitrogen Nutrient Assessment

3.1 The background to the issue is set out in current Natural England Advice note version 5 of June 2020 -Achieving Nutrient Neutrality for New Development in The Solent Region (NEv5). Reference should be made to NEv5 for a more in depth understanding which is summarised in the following paragraphs. Reference should also be made to Natural England- Nutrient Neutrality Generic Methodology dated 1 February 2022 (NE-gen1). Whilst NE-gen1 provides update on the calculation approach NEv5 is still current as this contains the catchment specific guidance on mitigation location. NE- gen1 was issued to LPAs on 16 March 2022 inclusive of a defective NE calculator (16/3/2022). This calculator was replaced (20/4/2022) and again in June 2022 which is current.

3.2 The Solent water environment is internationally important and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations, as well as national protections. There are high levels of nitrogen and phosphorus nutrients in these waters and the evidence indicates these nutrients are causing eutrophication of the waters (excess mats of dense green algae which deplete oxygen as these subsequently decay)

3.3 The total nutrient content comes from a number of component parts:

i. Agricultural use of fertilisers, particularly in the latter half of the 20th century
ii. General coastal background content
iii. Nitrate within final discharge from sewage treatment works
iv. Diffuse urban rainfall runoff from urban surfaces

3.4 Since the late 1980's and early 1990's the agricultural sector has reduced the nitrogen content in applied fertiliser by around 35%. However, the Chalk aquifers which underly the region and which are the dominant source of river flows into The Solent contain a massive amount of legacy nitrogen mainly in the form of soluble nitrate, from decades of previous agricultural practice. It is anticipated that it will take decades from now for the nitrogen content in groundwater to gradually reduce.

3.5 Nitrate in treated sewage is the natural product of the breakdown of ammonia contained in human waste. Historic practice was that the permitted concentration of ammoniacal nitrogen in the treated discharge was limited so that the ammonia to nitrate conversion

occurred at the treatment works and took up oxygen within the works and did not subsequently take up oxygen from out of the waters into which discharge was made to protect the receiving waters from deoxygenation ,ie that the discharge made would have a low Biological Oxygen Demand (BOD).

3.6 It has been recognised by the Environment Agency, water companies and OFWAT for some time that improvement of the Total Nitrogen (TN) content of discharge needs to be addressed. The water industry works in 5 year spending cycles/programmes referred to as Asset Management Plans (AMPs) and these three parties agree between them how much investment (which comes from increases in sewage bills) can be made in any AMP and what will be delivered in terms of improvement for the investment permitted (affordable). Since the beginning of AMP4 in 2005 Southern Water have begun to systematically upgrade existing treatment works to provide 'nitrogen stripping'. This process has to be artificially 'forced' by careful and continuous control of the treatment process to create a low oxygen environment which 'debonds' the oxygen from the nitrate and stimulates the emission of gaseous nitrogen into the atmosphere (which is 78% nitrogen). This nitrogen release is thus stripped from the effluent that discharges into the receiving waters. It is not practicable to strip 100% of the nitrogen from the sewage, and the upgraded treatment works typically operate to a new TN permit level of around 10 mg/L compared to typical value of around 27 mg/L for traditional works without TN permit limits.

3.7 Treatment works upgrades are difficult and complex to plan and deliver in the context of three of the main constraints:

- There is little space at most works for the finished new infrastructure
- The existing works has to continue to operate during the upgrade and there is little room for this and the working space needed to construct the new infrastructure.
- The investment cashflow is regulated by OFWAT against bill increases and notwithstanding this there are a finite number of specialists to plan and deliver this so there can only be a limited rate at which the upgrades are delivered.

The economies of scale and immediate proximity to The Solent has dictated that it is the large coastal treatment works which have been prioritised by Southern Water in AMPs4-6 from 20005-2019. AMP7 investment and construction programme for 2020-2025 is now underway.

3.8 Wastewater Treatment Works (WwTW) upgrade programme is ongoing but in short it is not realistic to simply add a TN limit to existing permits as there will be no immediate change in performance of existing WwTWs. The upgrade programme will take decades to eventually deliver across the board improved TN performance.

3.9 The NE-gen1 methodology is aimed at planning permissions for proposed developments and does not address agricultural practice or the water industry AMP process. The NE-gen1 methodology is built off a single fundamental premise. This assumes that persons at work or using non-residential offices and commercial/retail premises must also live in the catchment. In the round this is a reasonable basis on which to look at the total sewage volume. However in zero rating commercial development from nitrogen loading it inherently means that residential developers fund the nitrogen nutrient mitigation of all non-residential commercial development in the region.

3.10 As set out in paragraph 3.4 there is a massive amount of largely agricultural legacy nitrogen in the Chalk aquifer below the region which forms the base flow to the rivers flowing into The Solent. The drinking water supplies in southern Hampshire are drawn from this groundwater and these rivers, and this typically contains 7-8 mg/L of nitrogen that does not stem from the proposed developments. The previous NEv2 methodology did not recognise that this represents around 85% of the nitrogen returned to the water environment from upgraded WwTWs and around 30% from traditional WwTWs. NEv5 gives a 2 mg/L allowance ie about 20% on upgraded WwTW effluent and 7% on traditional WwTW discharges. Whilst this is only partial recognition it is better that the previous NEv2 that

made no recognition at all. In effect residential developers will therefore also be funding the mitigation of the unrecognised legacy nitrogen predominantly from historic agricultural practices. The 2 mg/L value is still contained within the NE-gen1 assessment spreadsheet but is no longer as transparent as it was previously.

3.11 Natural England nitrogen assessment methodology NE-gen1 considers nitrogen for:

1) Land use with regard to nitrogen contained in surface water run-off and infiltration.
2) Sanitation with regard to nitrogen content in the final treated discharge from the WwTW serving the development.

The assessment compares pre and post development quantities on nitrogen for the land use (1) and sanitation (2) to establish a final figure and then adds a 20% buffer to this.

3.12 Natural England advise the NE-gen1 methodology is advised for all types of development that would result in a net increase in population served by a wastewater system, including new houses, student accommodation, tourism attractions and tourist accommodation.

4. Derivation of Sewage Load

4.1 The NEv5 methodology used a blunt 2.4 average household occupancy and 110 litres per person per day (LPD) for housing as a default. The premises is however a nursing home with very small single occupancy rooms.

4.2 NE-gen1 now recognises that water consumption on sites varies:

- Building Regulations maximum 125 LHD
- Building Regulations higher standard 110 LHD
- Higher standard by water efficiency calculation

NE-gen1 directs that the level of proposed water usage is increased by 10 LPD *"to account for changes to less water efficient fittings through the lifetime of the development".* This direction is contrary to the industry direction of travel, Southern Water's own water supply policies which NE recognise in their February 2022 advice note regrading water neutrality within the Sussex North Water Supply Zone and associated Frequently Asked Questions document (December 2021) in which this demonstrates explicit awareness of Southern Water's Target 100 "*to reduce water consumption in Southern Water's <u>whole water supply area in the long term</u> (not just Sussex North), as set out in their Water Resources Management Plan."* The evidence therefore points to a long term reduction in use NOT a long term increase.

4.3 There is a further fundamental error in that sewage load is less than not equal to water use. Water efficiency calculations include a 5 LPD for external use that is not returned to the sewer so does not form part of the sewage load. In water metered properties sewage bills are calculated at 95% of the water supply volume in recognition of this.

4.4 The calculations attached to this report have been undertaken on the basis of 110 LPD unless a water efficiency calculation has been provided to us and is attached. A +10 LPD has been added as directed by Natural England. The liability and accountability for the impact of this direction rest with Natural England as current evidence set out in 4.2 and 4.3 above indicates their current approach is unsound.

4.5 The proposal is to extend the first floor of the nursing home accommodation to increase the overall residential capacity from 51 to 54 persons ie a net increase of 3 persons.

5. Wastewater Treatment Works

5.1 Foul water discharge from the site will outfall to the public sewer network and will be conveyed to Southern Water's Budds Farm WwTW about 6 Km north of the site. The WwTW undertakes traditional primary and secondary treatment and also undertakes nitrogen removal. Budds Farm WwTW has a Total Nitrogen permit limit of 9.7 mg/L. The WwTW and outfall location plans and works schematic are contained in Appendix B.

6. Land Use Component

6.1 The site comprises 0.21 Ha of residential urban fabric. The proposed development is located within this fabric so there will inherently be no change in nitrogen from that land use component as a result of the proposed development.

7. Nitrogen Assessment

7.1 The NE-gen 1 sewage loading, WwTW performance for TN and land use component are included in the calculations contained in Appendix C.

7.2 The calculations also include the 2 mg/L allowance in water supply from NEv5 discussed in paragraph 4.41. For the awareness of the LPA the actual nitrogen content removed from the environment in the water supply from the environment but not recognised in NEv5/NE-gen1 in most cases in the Solent area is very significantly greater than the NE methodology acknowledges.

7.3 The calculations indicate that inclusive of the 20% buffer there would be a net nitrogen increase of **+1.09 KgTN/yr** from the proposed development.

8. Mitigation

8.1 NEv5 Figure 1 subdivides the overall Solent catchment into 6 sub catchments. A copy of this Figure is contained in Appendix C.

8.2 The site lies in the East Hampshire subcatchment. However NEv5 directs specific mitigation sites for specific coastal WwTWs. The acceptable mitigation catchment locations for Budds Farm WwTW are; River Meon, Portsmouth Harbour, Medina Estuary, Wootton Creek and Langstone Harbour.

8.3 Section 5 of NEv5 sets out various types of hypothetical mitigation. However most of these are impractical for modest numbers of dwellings in an urban context where served by the public sewer. These are briefly discussed below:

8.4 Upgrade of the public treatment works is not viable in either cost or overall programme/time terms for small sites. Notwithstanding this the site is served by Peel Common WwTW which has already been upgraded.

8.5 Installation of wetlands to treat foul and or surface water run-off from the site. Sites in urban catchments served by the public foul sewer network must connect to the public foul sewer unless this is too far away to be viable. In most urban contexts the sites are within viable distance of public sewer connection and application for an environment permit for private treated effluent discharge would be refused. Notwithstanding this treatment will not remove 100% of the nitrogen so whether by public treatment works or private treatment plant there will always be some residual nitrogen within the final treated foul water discharge.

The regulatory hierarchy for discharge of site surface water run-off requires that infiltration discharge (eg sokaways and permeable pavements) is provided where possible. Nitrogen treatment wetlands need to permanently retain water and are contrary to national drainage policy on permeable sites.

On non-permeable sites a proportion of the rainfall events that occur within a year are short showers that result in the ground being wetted but do not develop any run-off. The amount of annual run-off (Hydraulically Effective Rainfall, HER) is generally in the region of about 2/3 of the annual rainfall. The amount of annual surface water run-off for a site is therefore finite and limited by the impermeably surfaced area and site HER. Compared to foul water the nitrogen content is also much lower and NEv5 Appendix 2 indicates that 3mg/L is deemed representative. For crude general illustration purposes, assuming a positively

drained area of say 200m^2 per dwelling and assuming an HER of say 500mm per annum with the prescribed nitrogen concentration of 3mg/L this would suggest the finite amount of nitrogen within the surface water run-off to be around 0.3 Kg per dwelling. The nitrogen removal efficiency of stormwater wetlands varies and NEv5 Appendix 4 indicates a median removal rate from studies to be 37%. It is therefore implicit from this that the total mitigation potential for the illustration would be around 0.1 KgTN/yr. The corresponding illustrative buffered TN discharge for treated foul water effluent from 1 dwelling would be of the order of 2.9 KgTN/yr for traditional WwTW and around 0.8 KgTN/yr for a dwelling served by WwTWs with nitrogen removal technology. It is generally not possible to mitigate more than 3-12% of the residual foul water impact by treating 100% of the site surface water run-off, so other mitigation will usually be required anyway.

Notwithstanding this the design of wetlands is a specialist activity and is not usually cost effective on a modest site scale. There is also a significant land take for the wetlands and there would be a requirement to set up and maintain a secured maintenance programme for operation of the wetland in perpetuity.

8.6 Some urban city authorities (eg Portsmouth CC) have a retrofit mitigation scheme whereby the increase in foul water effluent conveyed to the public WwTW from the site is offset by reducing the discharge from older existing housing stock by retrofitting modern water appliances. Havant BC are not known to be operating such a scheme.

8.7 The most common approach is one of land use offset whereby the increase in nitrogen at the site is offset by a corresponding reduction in nitrogen elsewhere in the subcatchment eg by change of use from farm land to woodlands or community open space etc. Some sites can achieve mitigation within their own site when farmland of relatively high existing nitrogen discharge is developed for housing such that the reduction in the nitrogen from the change in land use is greater than the increase from the new foul water loading. For all other developments the mitigation land and development land are at different locations. There are three potential approaches to securing the necessary mitigation land:

i. The applicant already controls a suitable area of private land.
ii. Some LPAs already control such land and buy in to their scheme can be made.
iii. Buy in to a third party scheme

It is a requirement that the change in use at the mitigation site is legally secured in perpetuity and that necessary maintenance to ensure the new low nitrogen usage is also secured. Whilst hypothetically a suitably sized piece of land could be privately procured at a suitable location and taken out of farming use to provide an offset reduction in nitrogen on that land in perpetuity, the urban south Hampshire location of the site, means this may be difficult to find as much nearby local land is similarly earmarked for potential future development.

8.8 Havant BC have developed their own nitrogen mitigation scheme which opened on 18th August 2020. The scheme is only available to application sites within Havant borough. The scheme provides mitigation against effluent discharges made to Budds Farm or Thornham WwTWs and is therefore suitable for mitigation for the assessed site. Havant BC have recently reviewed the capacity and cost of their Warblington Farm nitrogen mitigation scheme in November 2022.

8.9 The HBC mitigation scheme costs are set out in the updated HBC positional statement of November 2022 as £3,000 per kg plus legal fee of £23 (subject to annual uplift). The anticipated costs for mitigation from HBC would therefore be of the order £3,000 on this basis. The availability of the scheme is now restricted to developments of up to 15 dwellings. The HBC scheme is therefore accessible to this applicant.

8.10 Whilst there are other options theoretically existing and others may come forward in the future, at present the HBC scheme would appear to be the most favourable candidate for mitigation being more favourable economically and in terms of risk and timescale.

Note

Budds Farm WwTW already has a nutrient performance better than the proposed default values set out in the Levelling Up and Regeneration Act 2023 (26/10/23). It is therefore unlikely that the current performance of the WwTW would be improved in the near future as it already meets the requirement of the Water Industry Act s96F (1)(a)(i)

Appendix A

Location Plan
OS Map supplied by Streetwise Maps Ltd
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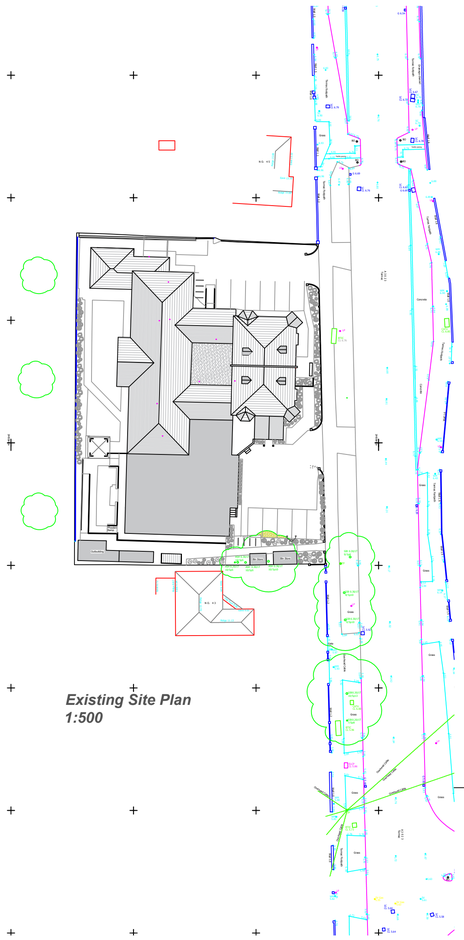
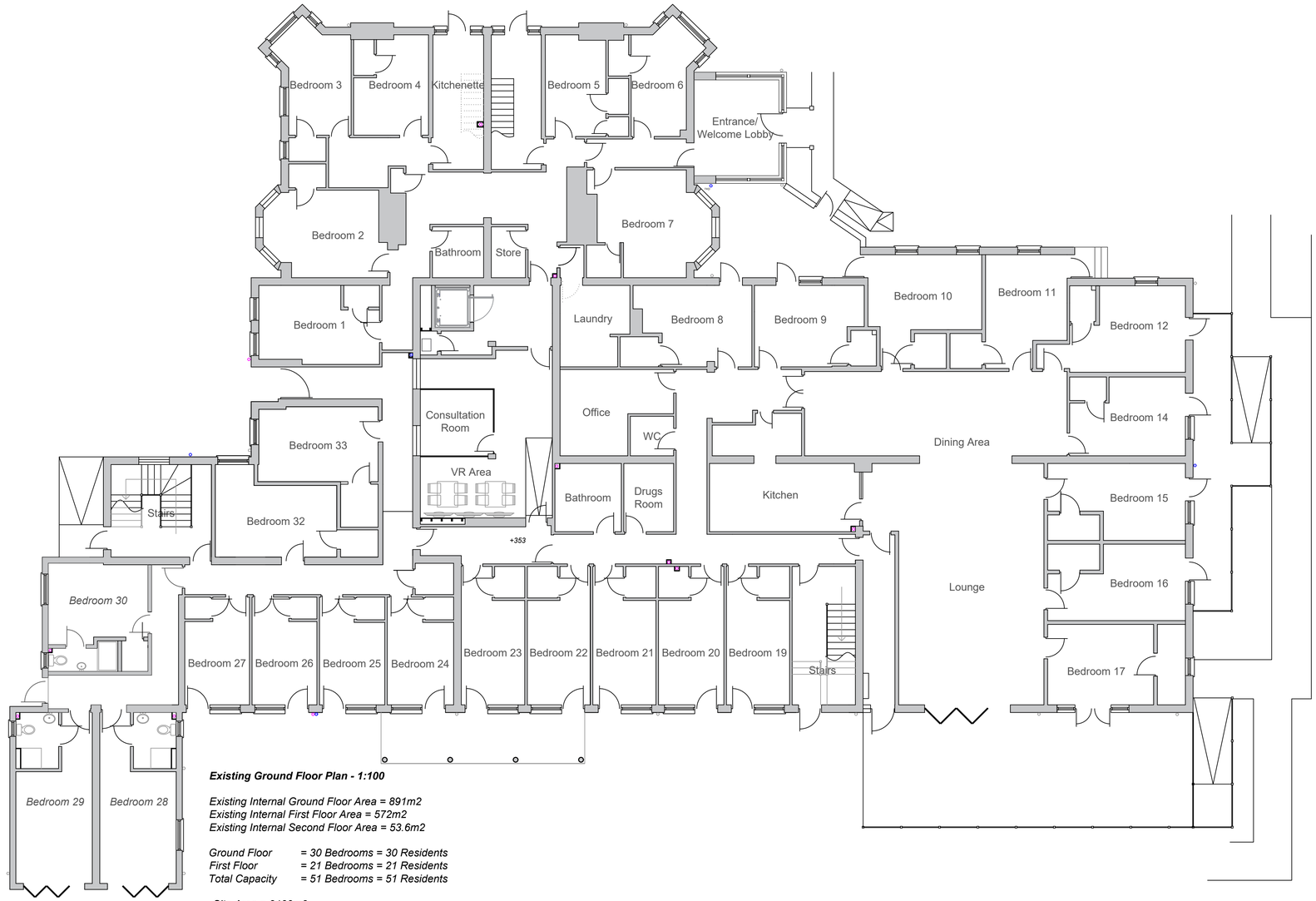


Existing Site Plan
1:500



Existing Ground Floor Plan - 1:100

Existing Internal Ground Floor Area = 891m2
Existing Internal First Floor Area = 572m2
Existing Internal Second Floor Area = 53.6m2

Ground Floor = 30 Bedrooms = 30 Residents
First Floor = 21 Bedrooms = 21 Residents
Total Capacity = 51 Bedrooms = 51 Residents

-Site Area = 2133m2

The drawings, details and specifications are soley for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

Proposed First Floor Extension
Oak View Nursing
47-49 Beach Rd
Hayling Island
PO1 0JB

Drawing Title

Existing Ground Floor Plan
Existing Site Plan
Existing Location Plan

Client

Oak View Nursing Home

Date:

June 2023

Scale:

1:100, 1:500, 1:1250 at A1

Drawing No.

SK001 rev C

PMG
SurveyingPlanDrawingConsultancy

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Proposed West Elevation - 1:200 - Showing
Neighbouring Properties

Proposed East Elevation - 1:200 - Showing
Neighbouring Properties

Proposed Site Plan - 1:200

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Project Title

Proposed First Floor Extension
Oak View Nursing
47-49 Beach Rd
Hayling Island
PO1 0JB

Drawing Title

Proposed Streetscene Elevations
Proposed Site Plan

Client

Oak View Nursing Home

Date:

June 2023

Scale:

1:200 at A1

Drawing No.

SK005 rev F

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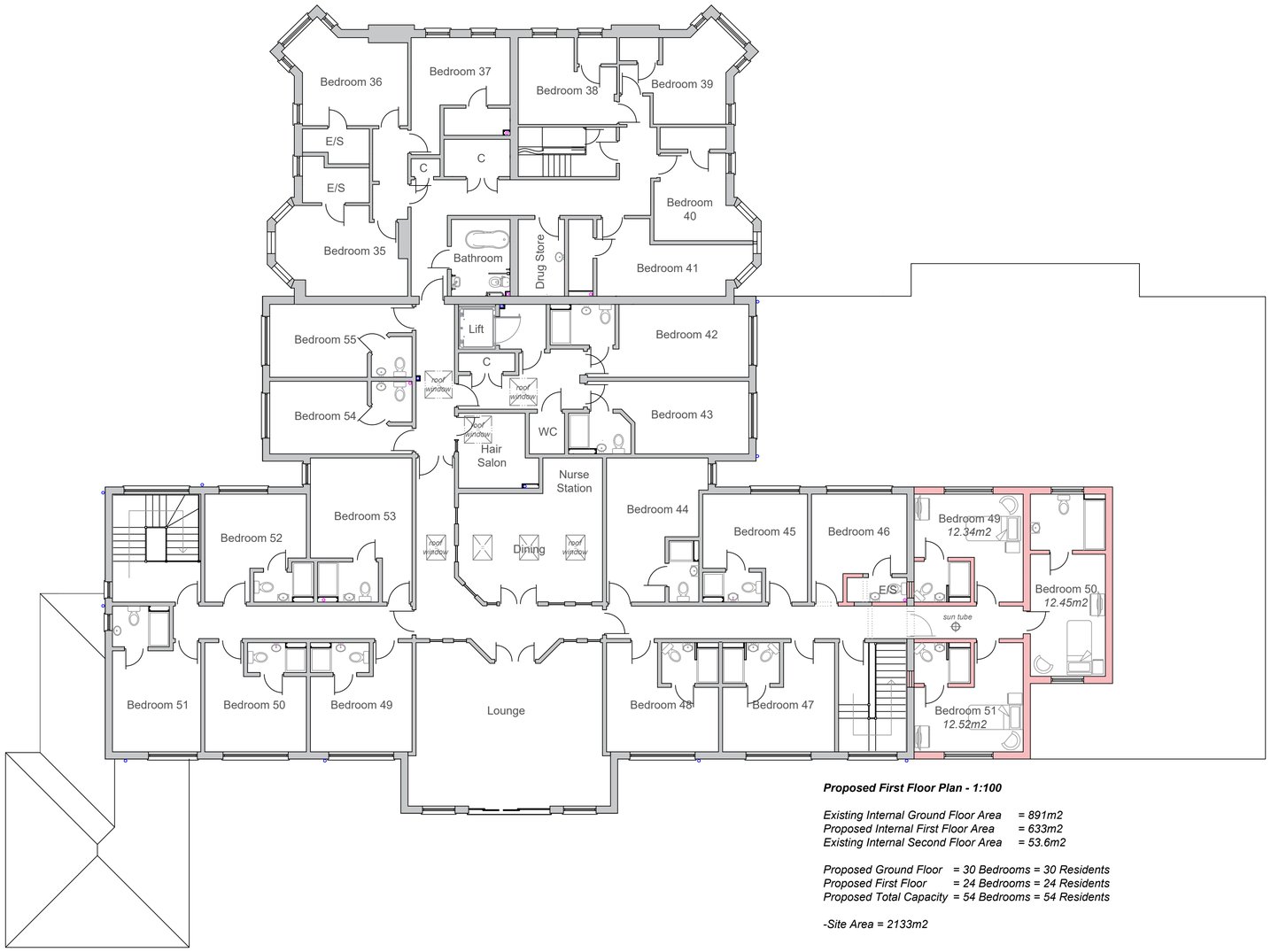

Proposed First Floor Plan - 1:100

Existing Internal Ground Floor Area = 891m2
Proposed Internal First Floor Area = 633m2
Existing Internal Second Floor Area = 53.6m2

Proposed Ground Floor = 30 Bedrooms = 30 Residents
Proposed First Floor = 24 Bedrooms = 24 Residents
Proposed Total Capacity = 54 Bedrooms = 54 Residents

-Site Area = 2133m2

The drawings, details and specifications are soley for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

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Project Title

Proposed First Floor Extension
Oak View Nursing
47-49 Beach Rd
Hayling Island
PO1 0JB

Drawing Title

Proposed Floor Plans

Client

Oak View Nursing Home

Date:

June 2023

Scale:

1:100 at A1

Drawing No.

SK004 rev C

PMG
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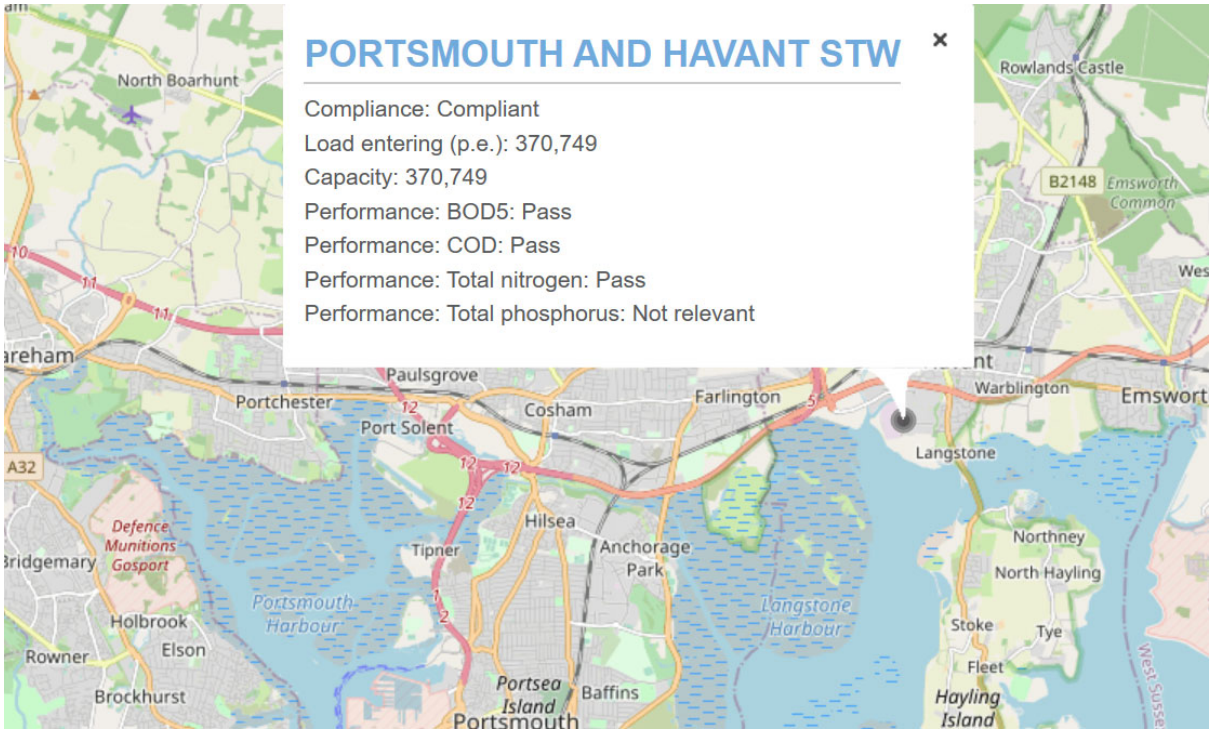
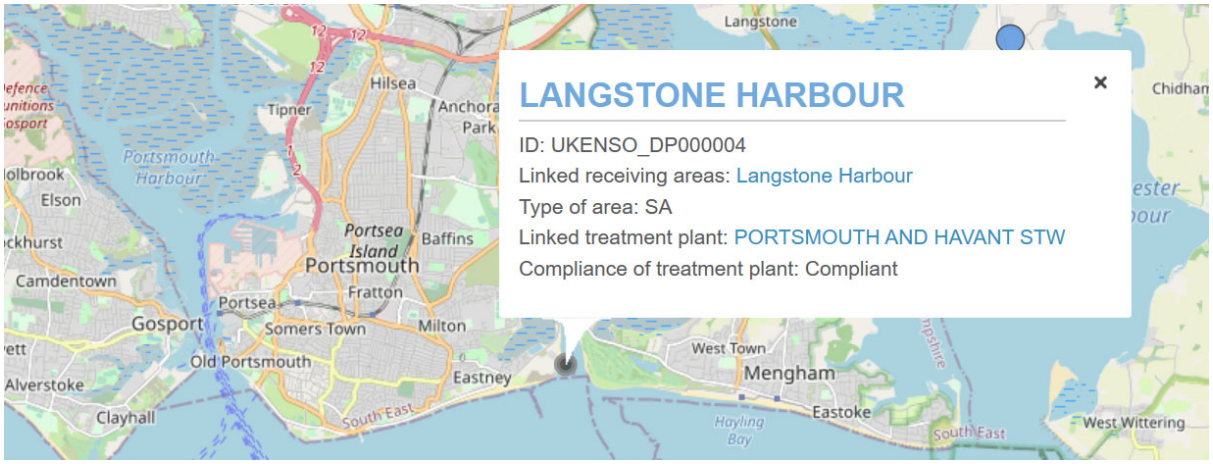
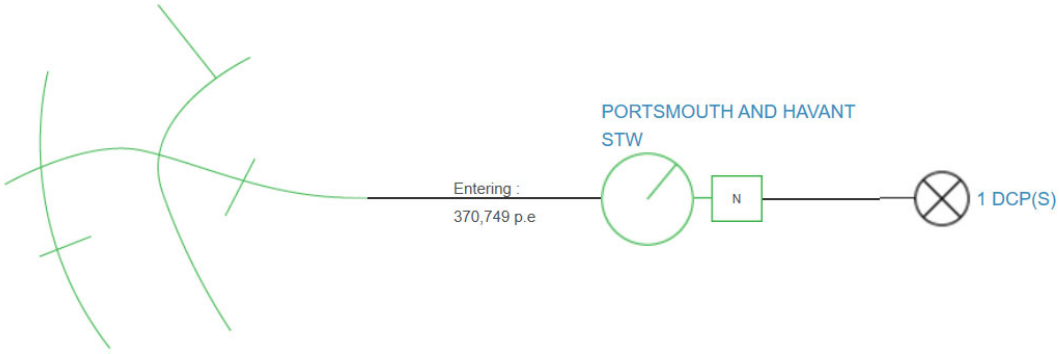
Appendix B





Agglomerations : 1



Appendix C

Development site details

Date (dd/mm/yyyy):	11/12/2023
Site Name:	Oak View Nursing Home
Planning Application number:	to be assigned
Site Address:	47-49 Beach Road, Hayling Island

Stage 1

User Inputs

Date of first occupancy:	01/06/2024
Average occupancy rate:	3.00
Water usage (litres/person/day)**:**	120
Development Proposal (dwellings/units)**:**	1
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Budds Farm WwTW
Wastewater treatment works N permit (mg TN/litre)**:**	7.7

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	3	people
Wastewater by development	360	litres/day
Annual wastewater TN load	**0.91**	**kg TN/yr**

Stage 2

User Inputs

Catchment:	East Hampshire Rivers
Soil drainage type:	Naturally wet
Annual average rainfall (mm)**:**	700.1 - 750
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	**Area** (ha)	**Annual nitrogen nutrient export** (kg TN)
Residential urban land	0.21	2.84
Total:	**0.21**	**2.84**

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Residential urban land	0.21	2.84
Total:	**0.21**	**2.84**

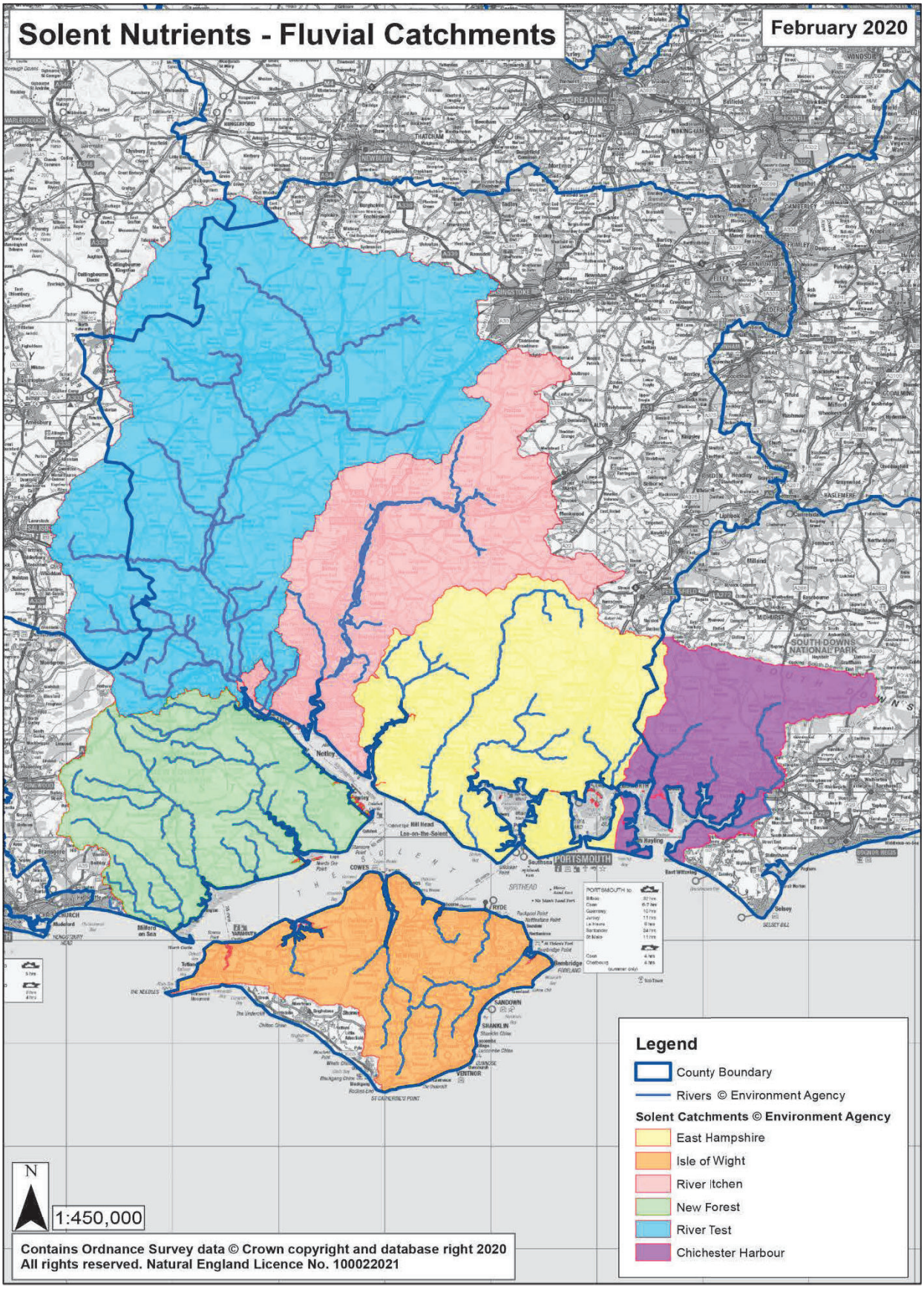
Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load to mitigate is:	**1.09 kg TN/year**

Figure 1 Solent Catchment Area *Contains public sector information licensed under the Open Government Licence v3.0*



Appendix D

CONDITIONS AND LIMITATIONS OF NITROGEN NUTRIENT ASSESSMENT
May 2020

Aqua Callidus Consulting Ltd is constituted as a limited liability company in accordance with the Companies Act 1989 (with registered number 11390910 and with its registered office at Kintyre House, 70 High Street, Fareham, Hants, PO16 7BB).

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7. Unless stated otherwise the nitrogen assessment is undertaken as a desktop assessment and no site visit has been made.