



Nutrient Neutrality Assessment and Mitigation Strategy

Land at McCormack House, East Street, Havant

LiveLink Technology Limited

Prepared by:

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SLR Project No.: 433.066582.00001

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Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	25 August 2025	J Lynds	H Preston	A Dannatt
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Basis of Report

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Executive Summary

SLR Consulting Limited has prepared this Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) on behalf of LiveLink Technology Limited to support a planning application for a proposed change of use from offices to 19 residential dwellings at McCormack House, 56a East Street, Havant, Hampshire PO9 1BS.

The key findings from the report are that the site will generate additional nutrient loadings post development, and mitigation measures will be required.

The developer is proposing to purchase nutrient credits from the Warnford Park nutrient mitigation project in the Solent catchment, to provide mitigation.



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Acronyms and Abbreviations

AOD	Above Ordnance Datum
BGL	Below Ground Level
BGS	British Geological Survey
Ha	Hectare
HCC	Hampshire County Council
LURA	Levelling Up and Regeneration Act
N	Nitrate
NBC	Nutrient Budget Calculator
NE	Natural England
NNAMS	Nutrient Neutrality Assessment and Mitigation Strategy
NVZ	Nitrate Vulnerable Zone
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TN	Total Nitrogen
WWTW	Wastewater Treatment Works



1.0 Introduction

Authorisation

- 1.1 SLR Consulting has been appointed by LiveLink Technology Limited to prepare a Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS), which will support a planning application for conversion of an existing office building to 19 residential dwellings. Refer to Drawing No. 24038_Livelink – Sketch Pack v2.pdf by James Potter Associates in **Appendix A**.

Background

- 1.2 The site currently comprises offices in a residential area, with residential properties located to the north-east, east, south and south-west of the site. The office building and surrounding grounds comprise an area of 0.634 hectares (Ha). The Spring Arts and Heritage Centre is to the west of the site and to the north and east are additional residential developments. The site is located in the southeastern part of Havant, in Hampshire.
- 1.3 According to Natural England, the site is within the catchment of the Solent Special Protection Area (SPA) and Special Area of Conservation (SAC). Development within this area has the potential to generate adverse impacts with regard to nitrate (N) pollution of the Solent¹.
- 1.4 A NNAMS is required by Havant Borough Council, in order to validate the planning application. This NNAMS has been developed in accordance with the guidelines set out by Natural England with regards to the Solent and Southampton Water Special Protected Area (SPA)².

Aims and Objectives

- 1.5 The aim of this NNAMS is to demonstrate that the site can be developed safely for residential purposes, without increasing the nitrate loading to the Solent. The objectives of this NNAMS are to:
- Review the relevant nutrient policy documents to ensure that the development proposals are in accordance with this and other regional and local guidance.
 - Undertake a desk-based review of the available information to assess the anticipated impacts of the development, using the Solent Nutrient Budget Calculator v3.0 (updated May 2024).
 - Identify nutrient mitigation requirements.
 - Prepare a nutrient mitigation strategy.

¹ <https://publications.naturalengland.org.uk/publication/6522945605468160> [accessed August 2025]

² Natural England (February 2022) Nutrient Neutrality Generic Methodology.
<https://www.eastleigh.gov.uk/media/14765/phosphate-mitigation-strategy.pdf> [Accessed: August 2025].



- Summarise the above into an NNAMS report using supporting information and based on guidance from Havant Borough Council and Natural England.

Limitations

1.6 The general limitations of this assessment are that:

- A number of sources have been used to compile this document; whilst we believe them to be trustworthy, SLR is unable to guarantee the accuracy of the information that has been provided by others.
- This report is based on information available at the time of preparing the NNAMS. Consequently, there is potential for further information to become available or variations to the development proposals to be made. These changes may lead to future alteration to the conclusions or calculations in this report.



2.0 Site Description

Site Location and Description

- 2.1 The site currently comprises an office building and associated landscaping, located at the southeastern end of the town of Havant which is around 7.9km northeast of Portsmouth. The site is centred at Ordnance Survey (OS) grid reference SU 72013 06174, and is approximately 0.634 hectares (Ha) in area. The A27 is located approximately 300m south of the site.
- 2.2 The site is surrounded by residential dwellings. A watercourse is noted approximately 125m south of the site at its closest point at the surface, though it is likely that it is culverted near to the site. This watercourse emerges at the south end of Lymbourne Road as the Lymbourne Spring, before becoming the Lymbourne Stream further south of the site. The Lymbourne Stream is a designated Main River.
- 2.3 No topographical survey is available for the site. LiDAR data for the site has been acquired from the EA to assess elevation at the site. An elevation map for the site with the indicative site boundary is included in **Appendix B**. The site is approximately 11m above Ordnance Datum (AOD), with ground levels across the site appearing to be relatively flat.

Geology and Hydrogeology

- 2.4 The 1 in 50,000 scale British Geological Survey (BGS) online mapping³ indicates that the superficial deposits beneath the site comprise Sand, Silt and Clay (River Terrace Deposits) and Clay and Gravel (Head Deposits).
- 2.5 The solid geology of the site is on the geological boundary between the Lambeth Group (Clay, Silt and Sand) and the Chalk of the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation. No ground investigation has been undertaken at the site to date.
- 2.6 The National Soil Resources Institute (NSRI) known as SoilScapes was accessed via an online mapping tool⁴. Soil across the site is comprised of loamy soils with naturally high groundwater. These soils are naturally wet in relation to drainage.
- 2.7 The entire site is underlain by 'Principal' and 'Secondary A' Aquifer bedrock, according to the online MAGIC mapping tool⁵. Principal Aquifers are designated by the EA as 'strategically important rock units that have high permeability and

³ BGS Geology of Britain Viewer, Surface Geology available at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed: August 2025)

⁴ Soilscapes available at <https://www.landis.org.uk/soilscapes/> (accessed August 2025)

⁵ Defra, MAGIC Map available at <https://magic.defra.gov.uk/MagicMap.html> (accessed August 2025)



water storage capacity and are based on geological mapping provided by BGS⁶. Secondary A aquifers are comprised of permeable layers that can support local water supplies and may form an important source of base flow to rivers. The site is also underlain by Secondary A superficial Aquifer Bedrock.

Hydrology and Existing Drainage

- 2.8 Ordnance Survey (OS) mapping indicates that the Lymbourne Spring emerges at the surface approximately 125m south-east of the site before flowing south to the Lymbourne Stream approximately 280m south of the site. The Lymbourne Stream is classified by the Environment Agency as a designated Main River, and discharges into Emsworth Harbour approximately 1km south of the site.
- 2.9 Sewer records have been obtained from Southern Water and are enclosed in **Appendix C**. A 375mm diameter foul sewer is located approximately 20m east of the site, whilst a separate 225mm diameter foul sewer is located approximately 30m north of the site at its closest point. A surface water sewer is located approximately 30m north-west of the site at its closest point.

⁶ BGS Aquifer Definitions

<https://www2.bgs.ac.uk/groundwater/shaleGas/aquifersAndShales/methods.html#:~:text=Because%20the%20principal%20aquifers%20are,with%20rivers%20and%20surface%20water.> (accessed August 2025)



3.0 Planning Policy and Guidance

Natural England Nutrient Neutrality Advice

- 3.1 Natural England (NE)'s advice applies to development proposals which have the potential to affect water quality in such a way as to cause adverse nutrient impacts on designated habitats sites.
- 3.2 The aim is to enable new development to proceed in a way which is 'nutrient neutral' and will not result in additional nutrient loading to protected habitats post development.

Solent SPA and SAC

- 3.3 The Solent Special Protection Area (SPA) and Special Areas of Conservation (SAC) is a major estuarine system and is located in one of the only major sheltered channels in Europe. The estuary comprises intertidal mudflats and sandbanks, inter- and sub-tidal rock, saltmarsh, lagoons, reed beds, and marsh. The site supports wintering birds, and plant and invertebrate communities. Solent and Southampton Water is designated as a SPA for several species including Dark-bellied brent goose (*Branta bernicla bernicla*), Eurasian teal (*Anas crecca*) and Ringed plover (*Charadrius hiaticula*)⁷.
- 3.4 The Solent is affected by eutrophication, where nutrients, namely nitrogen (N) enter the water environment and cause dense algal blooms which impact the protected habitats and species.
- 3.5 In March 2022, Natural England designated the Solent as a 'habitats site in unfavourable condition due to excessive nutrients which require a Habitats Regulations Assessment (HRA) and where nutrient neutrality has been identified as a potential mitigation solution to enable development to proceed'⁸. Therefore, a nutrient neutrality assessment and mitigation strategy is required for the site.
- 3.6 The latest Nutrient Budget Calculator (NBC) for the Solent was published by Natural England in May 2024. A guidance document regarding the Solent NBC has also been published¹. These documents have been used to assess the nutrient budget for the site. The NBC for the Solent assesses the impacts of nitrogen only.

Policy Conclusions

- 3.7 The development proposals are consistent with the policies set out by Natural England and Havant Borough Council⁹. This is because the nutrient budget for

⁷ Natural England, Designated Sites View: Solent and Southampton Water SPA, available at [Designated Sites View \(naturalengland.org.uk\)](https://naturalengland.org.uk) (accessed August 2025)

⁸ NE785 Revised Edition Natural England Water Quality and Nutrient Neutrality Advice (16 March 2022)

⁹ <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-0-1> (accessed August 2025)



the site has been calculated using Natural England guidance. This is discussed in the following sections.



4.0 Assessment of Nutrient Neutrality

Nutrient Neutrality Generic Methodology

- 4.1 A Nutrient Neutrality Generic Methodology (NECR459) has been developed by Natural England and was published in November 2022¹⁰. Therefore, Natural England's Nutrient Neutrality Generic Methodology (NECR459) and the Solent Nutrient Budget Calculator (NBC) V3.0 (updated May 2024) have been used to assess the nutrient budget for the site. The calculations are included in **Appendix D**.

Stage 1: Calculate nutrient loading from additional wastewater

- 4.2 The proposed development comprises up to 19 new dwellings as Use Class C3 residential apartments. The average occupancy rate given by the Solent NBC is 2.4 people per dwelling, giving a post development population of 45.6 (rounded to 46) people.
- 4.3 Foul water from the proposed development will be discharged to the existing public foul sewer network in the vicinity of the site. The closest wastewater treatment works to the site is Budds Farm Wastewater Treatment Works (WWTW). The current discharge permit level from Budds Farm WWTW is 9.70 mg total nitrogen (TN)/litre. In an email dated the 22nd July 2025, Southern Water confirmed that treated wastewater from the site will discharge to Budds Farm WWTW. Refer to correspondence in **Appendix C**.
- 4.4 Budds Farm WWTW has been assessed as having capacity to accommodate new development, subject to the developments being able to demonstrate nutrient neutrality¹¹.
- 4.5 The development is required to restrict post development water usage to 110 litres/person/day, in order to comply with planning requirements. The figure of 110 l/person/day was entered into the Solent NBC.
- 4.6 The additional nutrient loading from wastewater generated by the proposed development has been calculated as **15.99 kg TN/year**. Refer to the nutrient calculations for the site (Version 3.0) in **Appendix D**.

Stage 2: Calculate existing nutrient load from current land use

- 4.7 The site is located within the East Hampshire Rivers catchment.

¹⁰ Nutrient Neutrality Generic Methodology: Natural England Commissioned Report NECR459 (November 2022)

¹¹ Report No. ED 13539100 Issue 3, Review of the Need for Nutrient Neutral Development in the Budds Farm Wastewater Treatment Works Catchment, by Ricardo Energy and Environment, June 2020.



- 4.8 The Landis Soilscales tool¹² was used to determine the soil type for the site, as specified in the 'Information' tab of the NBC. The soils are classified as 'impeded drainage'.
- 4.9 The Multi-Agency Geographic Information for the Countryside¹³ was used to determine that the site is within a Nitrate Vulnerable Zone (NVZ).
- 4.10 The annual average rainfall for the site was determined using the National River Flow Archive¹⁴. The annual average rainfall for the site is 675 –700 mm.
- 4.11 The site is currently used as Use Class E (offices). The current land use for the whole site has therefore been classified as 'Commercial/Industrial urban land'.
- 4.12 All of the above information was added to the Solent NBC, which calculates the nutrient loading from the existing site.
- 4.13 The existing nutrient load from the current land use was calculated as **4.32 kg TN/year**. Refer to **Appendix D** for further details.

Stage 3: Calculate nutrient load from future land use

- 4.14 The developable area of the proposed site will comprise 0.634 ha. The site is currently an office building and associated car park and green space, and the proposals comprise a change of use to residential only. The post development land use has therefore been classified as 'Residential Urban Land'.
- 4.15 The nutrient loading from the post development site was calculated as **8.11 kg TN/year**. Refer to **Appendix D**.

Stage 4: Calculate input from on-site Sustainable Urban Drainage Systems (SuDS)

- 4.16 A ground investigation has not been undertaken at the site as no external changes to the site are proposed.
- 4.17 Due to the site already being developed, and the internal buildings being re-purposed there is no changes to the surface water runoff system proposed.
- 4.18 There are currently no proposed SuDS devices at the site and no allowance has been made for TN removal by the use of SuDS.

¹² Cranfield University (2024) Landis Soilscales Viewer <https://www.landis.org.uk/soilscales/> [Accessed August 2025]

¹³ UK Soil Observatory (2024) Nitrate Vulnerability Zones (NVZ) – England [UK Soil Observatory \(bgs.ac.uk\)](https://www.uksoilobservatory.org.uk/) [Accessed: August 2025]

¹⁴ National River Flow Archive, available at [National River Flow Archive \(ceh.ac.uk\)](https://www.nra.ac.uk/) [Accessed: August 2025]



Stage 5: Calculate the net change in nutrient load from the proposed development

- 4.19 The Natural England methodology added the calculated nutrient loading from the additional population and the net change in nutrient loading from the proposed land use change, to calculate the nutrient budget for the proposed site.
- 4.20 A 20% precautionary buffer was added to the result by the calculator, to account for uncertainties in the nutrient methodology. This is therefore reflected in the outputs below.
- 4.21 The total post development nutrient budget for the site has been calculated as **23.73 kg TN/year** based on the current permit limit for Budds Farm WWTW. The calculations include the 20% buffer. Refer to Table 4-1 and calculations in **Appendix D** for the post development nutrient loadings for the site.

Table 4-1: Post Development Nutrient Loading for the site (including 20% buffer)

	Post Development Loading (kg/year)
Total Nitrogen (TN)	23.73



5.0 Mitigation Measures

- 5.1 No on site mitigation measures are proposed.
- 5.2 Post development foul flows will be discharged to the public foul sewer network, which connects to Budds Farm WWTW. Budds Farm WWTW is due to be upgraded by 1 April 2030¹⁵, however, the current permit discharge level for Budds Farm (9.70 mg TN/litre) is already lower than the proposed upgrade standard of 10 mg TN/litre). Therefore, the nutrient loading from the proposed site will not be affected by the upgrades to Budds Farm WWTW.

On-Site Mitigation

- 5.3 The proposed development involves the re-purposing of existing buildings and no external changes are to take place. Therefore, there is no scope for on-site mitigation.

Off-Site Mitigation

- 5.4 Off-site mitigation can include the conversion of agricultural land within the Solent catchment to new woodland or wetland, to remove an equivalent quantity of nitrates from the Solent catchment. This would require a mitigation scheme on land owned by the applicant, or a long-term agreement with a third-party landowner.

Nutrient Credit Schemes

- 5.5 A number of private nutrient credit schemes are currently operational in the Solent area¹⁶. The Warnford Park Estate have developed a nutrient credit scheme¹⁷ which comprises woodland planting on land formerly used for dairy and arable farming. This can offset the nutrient loading from developments in the East Hampshire Rivers catchment.
- 5.6 The operators of the Warnford Park Estate nutrient credit scheme have confirmed that credits are available to purchase. Refer to correspondence in **Appendix E**. Therefore, the nutrient loading will be offset by the purchase of credits from the Warnford Park Estate credit scheme.

¹⁵ <https://www.gov.uk/government/publications/notice-of-designation-of-sensitive-catchment-areas-2024/information-about-nutrient-significant-plants> accessed August 2025

¹⁶ Partnership for South Hampshire (2024) Potential Nutrient Mitigation Schemes <https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/> [Accessed: August 2025]

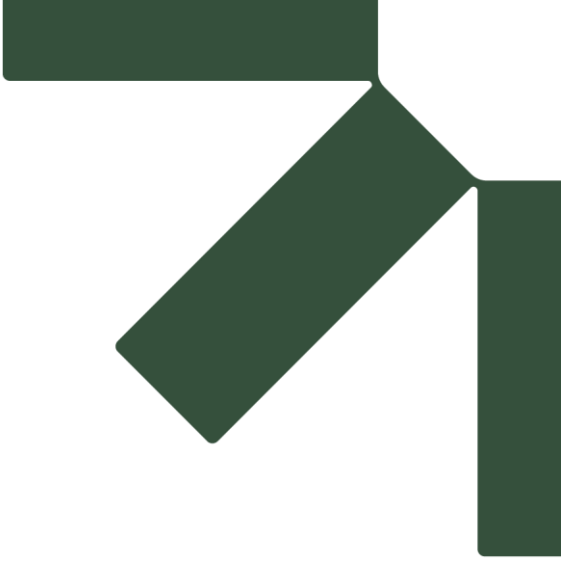
¹⁷ <https://www.nitrate-offset.co.uk/project/> accessed August 2025



6.0 Conclusions

- 6.1 This Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) has been undertaken to accompany a planning application for re-classification of land use for the conversion of Class E offices to 19 residential dwellings at a site at McCormack House, 56a East Street, Havant, PO9 1BS ("the Site").
- 6.2 This report has been prepared by SLR Consulting on behalf of Livelink Technology Ltd "the applicant" in accordance with the guidelines set out by Natural England.
- 6.3 The site will generate additional nutrient loadings post development from the current permit limit from Budds Farm WWTW. Mitigation measures will be required.
- 6.4 It is anticipated that post development surface water runoff will be collected in its current manner and dispersed off site.
- 6.5 Post development foul effluent will be discharged to the existing public foul sewer network, subject to approval from Southern Water.
- 6.6 It is proposed that mitigation credits to offset the nutrient loading from the proposed development (currently 23.73 kg TN/year) will be purchased from the operators of the Warnford Park nutrient credit scheme. The purchase of credits will be secured via a planning condition.





Appendix A Proposed Site Layout

Nutrient Neutrality Assessment and Mitigation Strategy

Land at McCormack House, East Street, Havant

LiveLink Technology Limited

SLR Project No.: 433.066582.00001

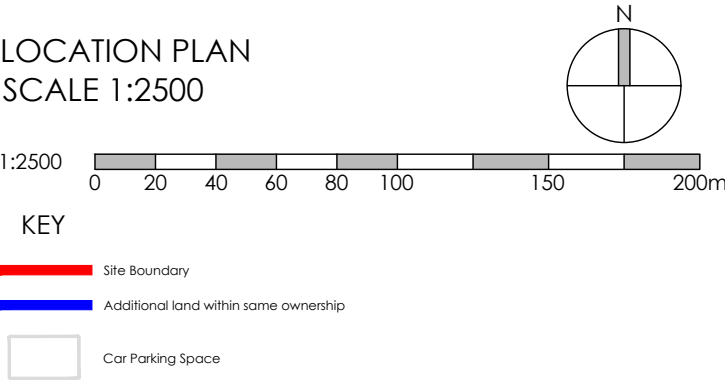
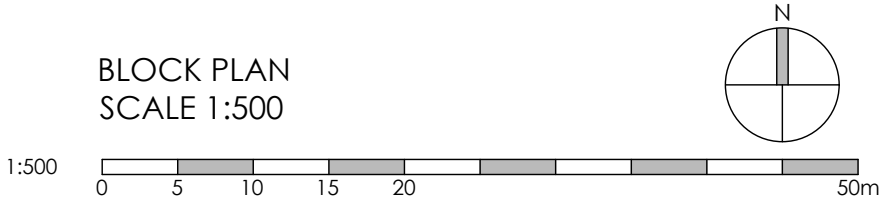
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P02	31/07/2025	Revised Planning Issue	TJ	JP
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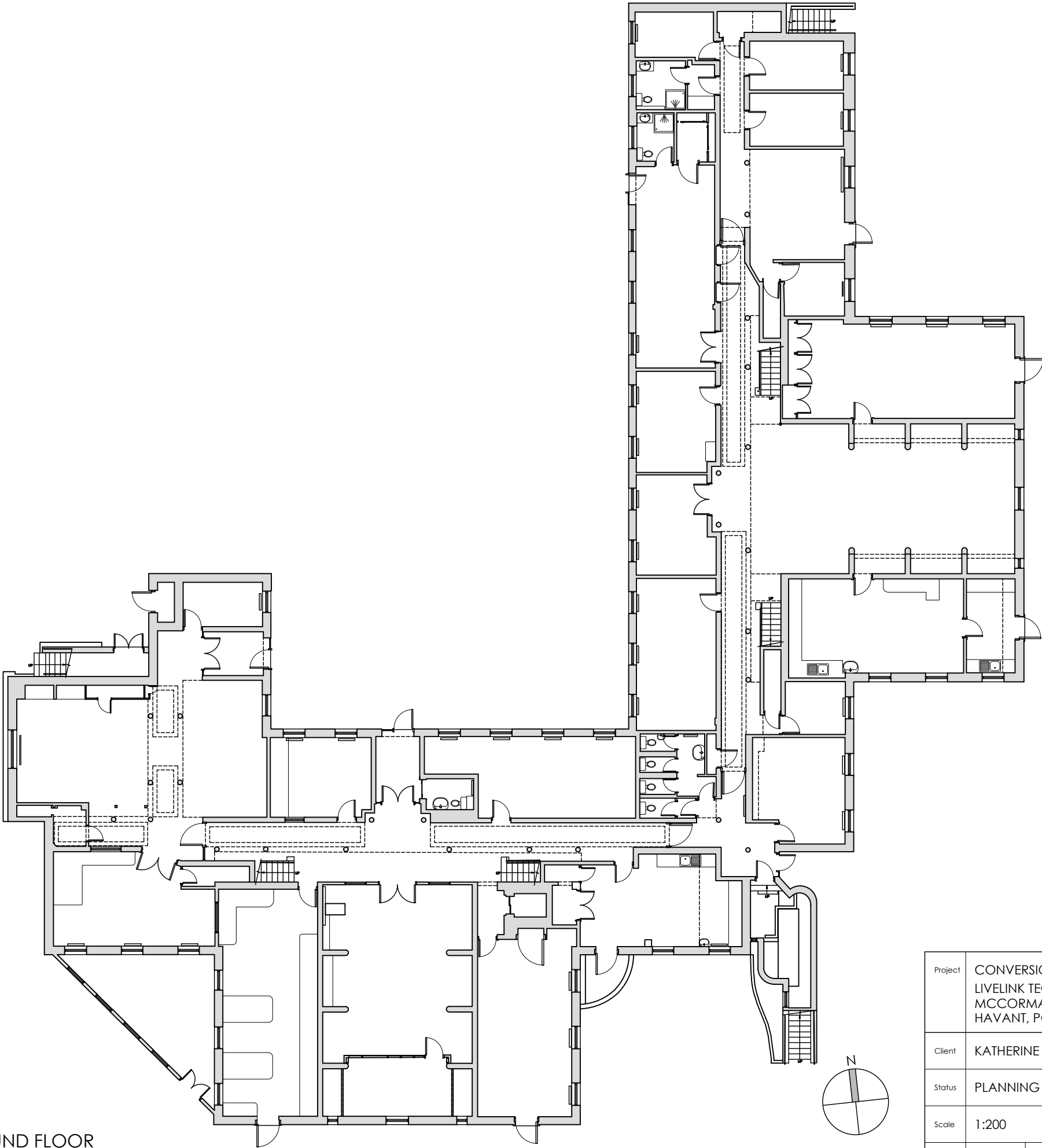
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						Job-Dwg Number	24038-PL-001			Rev.	P03
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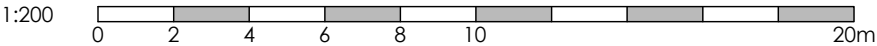
KEY

Existing walls / partitions



EXISTING GROUND FLOOR

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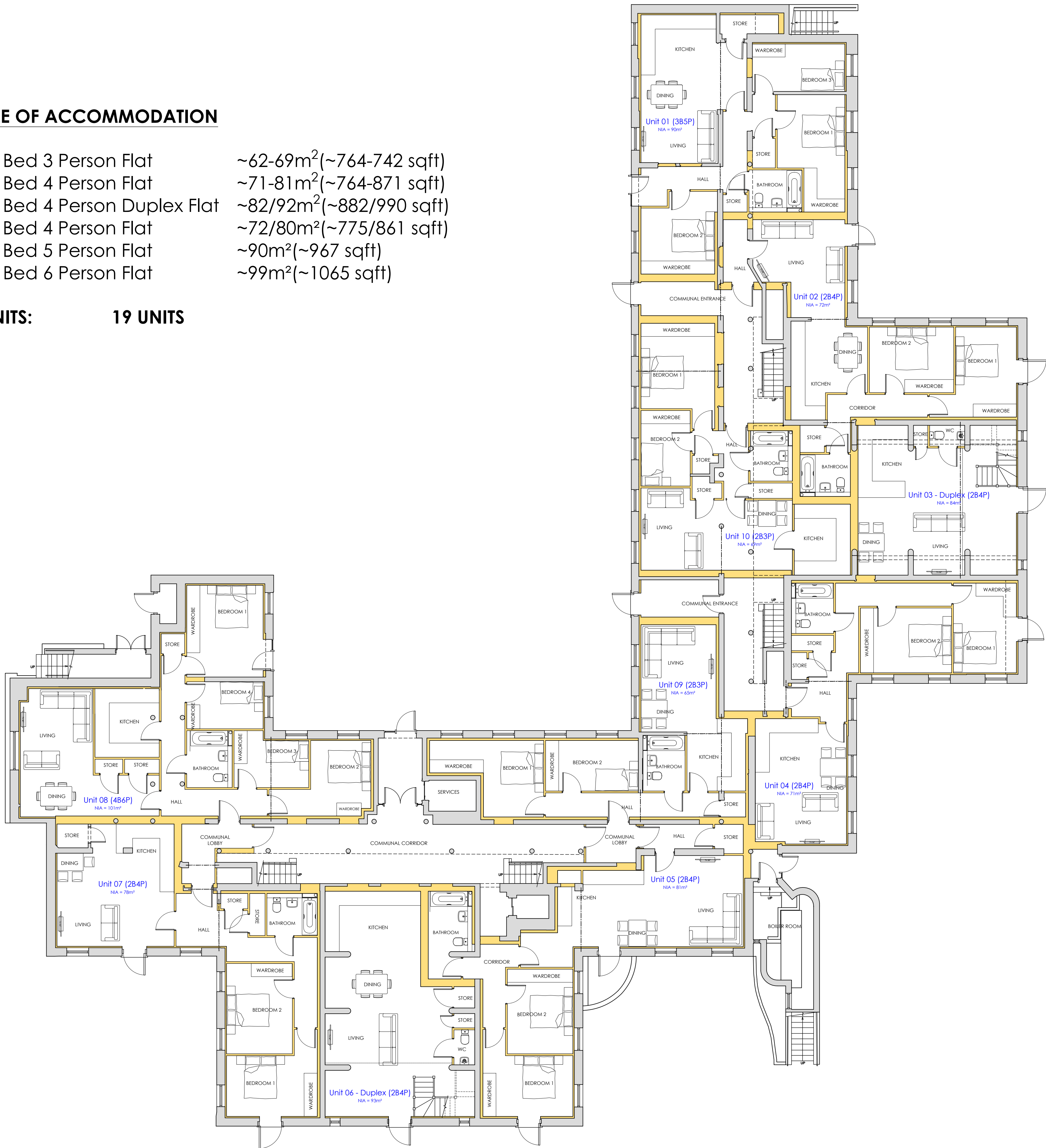
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P03	17/09/2025	Revised Planning Issue	TJ	JP
P04	08/10/2025	Revised Planning Issue	TJ	JP

SCHEDULE OF ACCOMMODATION

3No.	2 Bed 3 Person Flat	~62-69m ² (~764-742 sqft)
8No.	2 Bed 4 Person Flat	~71-81m ² (~764-871 sqft)
2No.	2 Bed 4 Person Duplex Flat	~82/92m ² (~882/990 sqft)
2No.	3 Bed 4 Person Flat	~72/80m ² (~775/861 sqft)
2No.	3 Bed 5 Person Flat	~90m ² (~967 sqft)
2No.	4 Bed 6 Person Flat	~99m ² (~1065 sqft)

TOTAL UNITS: 19 UNITS



KEY

	Existing walls / partitions
	Proposed walls / partitions

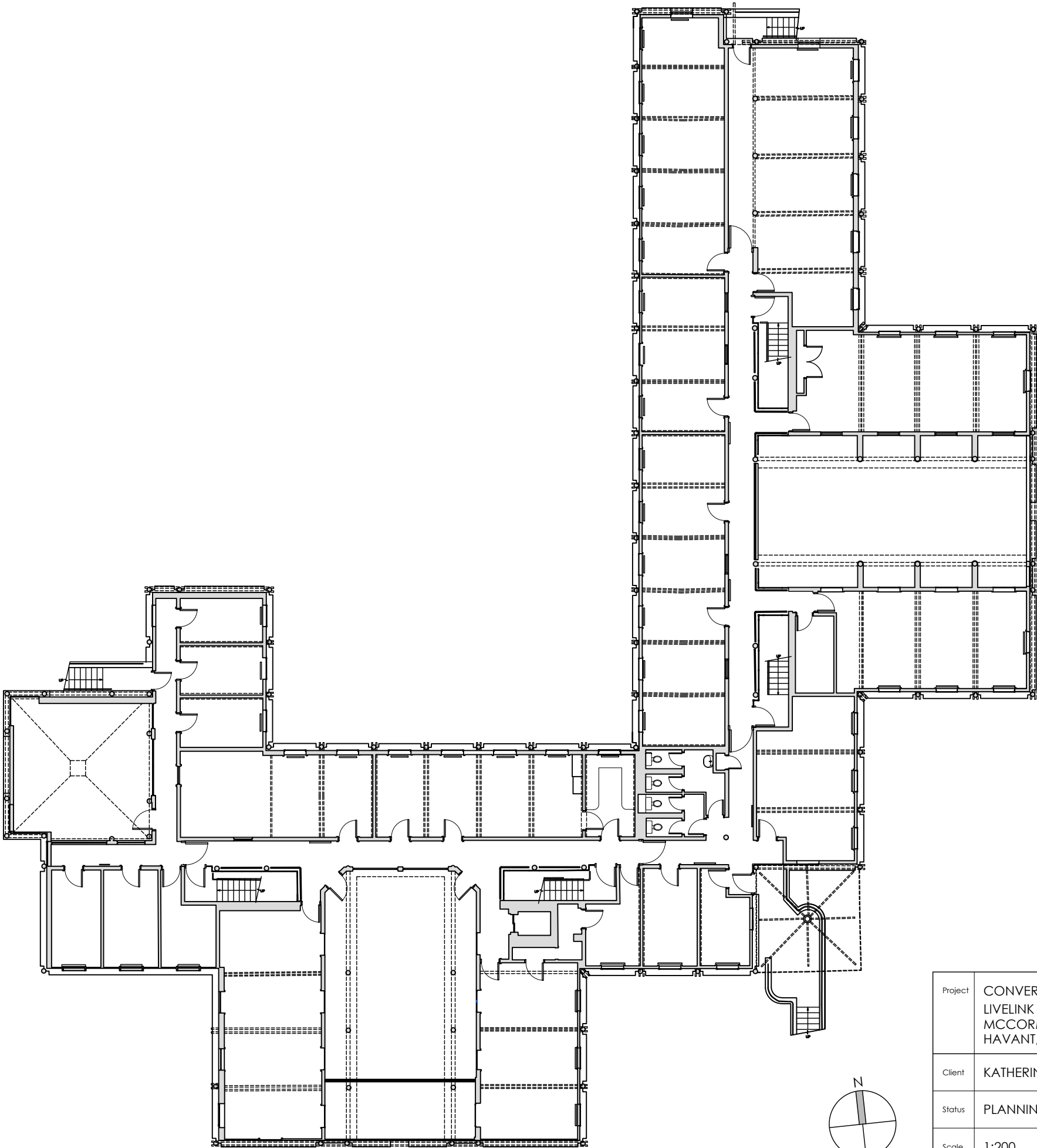
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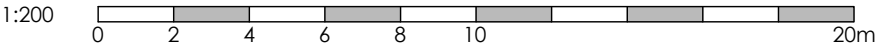
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KEY

Existing walls / partitions



EXISTING FIRST FLOOR

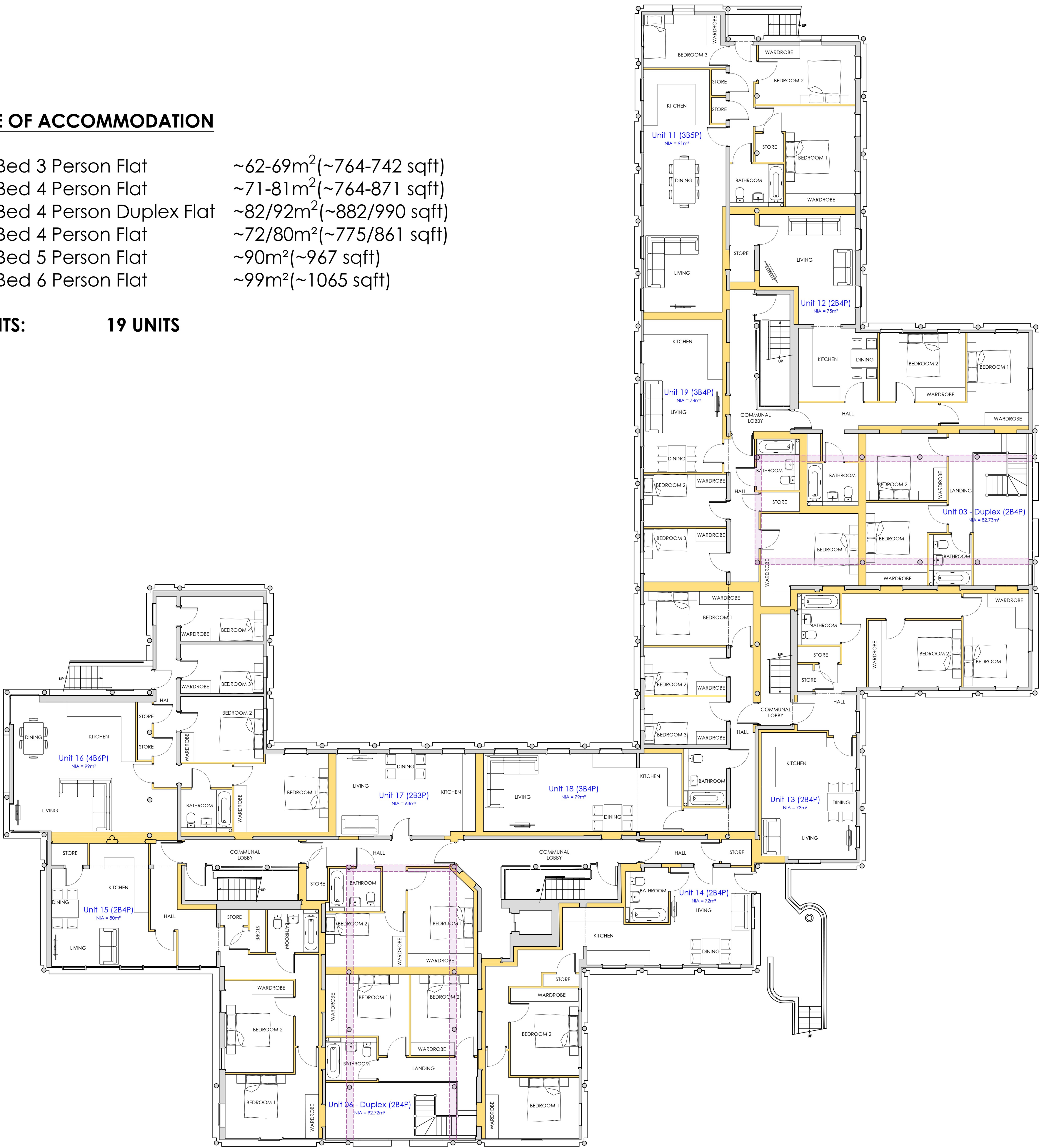


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SCHEDULE OF ACCOMMODATION

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8No.	2 Bed 4 Person Flat	~71-81m ² (~764-871 sqft)
2No.	2 Bed 4 Person Duplex Flat	~82/92m ² (~882/990 sqft)
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2No.	3 Bed 5 Person Flat	~90m ² (~967 sqft)
2No.	4 Bed 6 Person Flat	~99m ² (~1065 sqft)

TOTAL UNITS: 19 UNITS



KEY

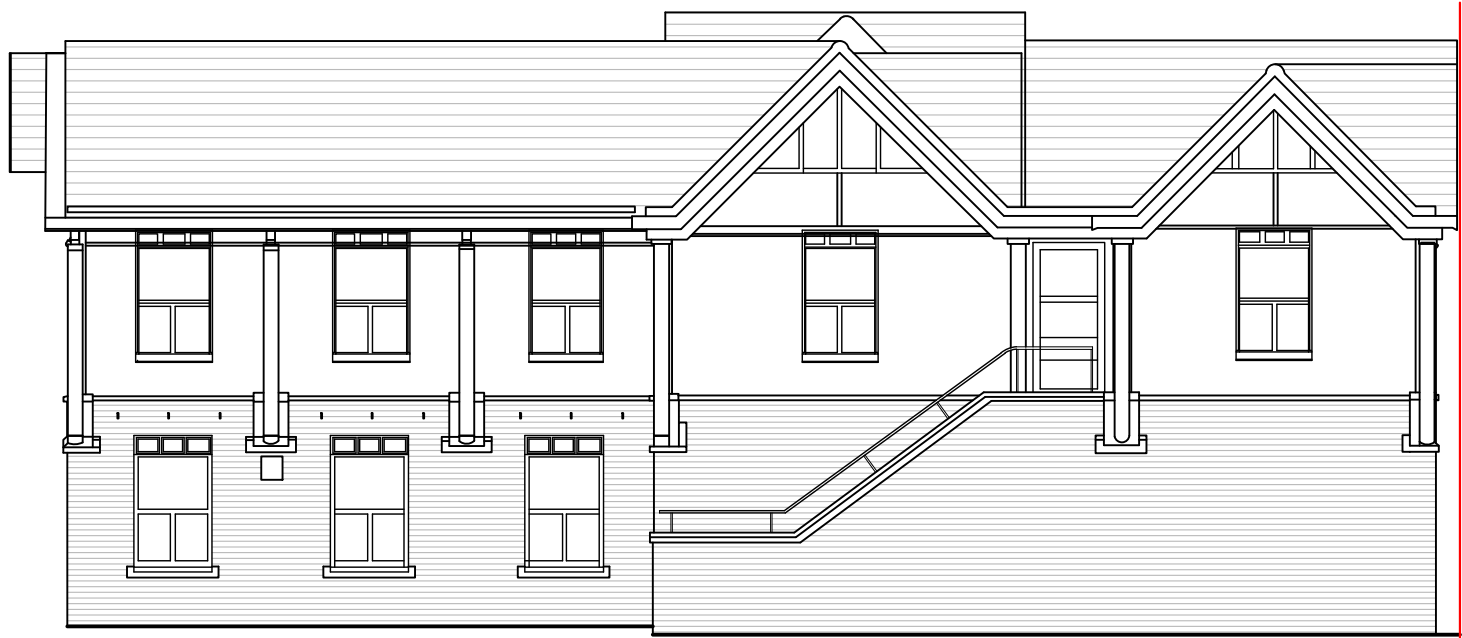
- Existing walls / partitions
- Proposed walls / partitions
- Rooflight Above



Existing photo of the rooflights above

Project	CONVERSION TO TERRACE HOUSING LIVELINK TECHNOLOGY LTD MCCORMACK HOUSE, 56A EAST ST, HAVANT, PO9 1BS				Drawing	PLANS - PROPOSED FIRST FLOOR		
					Job-Dwg Number	24038-PL-005		Rev.
Client	KATHERINE BRADBURY				<div><div>JPA</div><div>JAMES POTTER ASSOCIATES</div></div> <div>www.jp.a.design</div> <div>JPA - PORTSMOUTH Suite 1, Winter Works, Rear of 115 Winter Road Southsea, Portsmouth, PO4 8DS t: +44(0)2393 871 000</div>			
Status	PLANNING							
Scale	1:100		Sheet Size		A1			
Author	RR	Checked	JP	Date	OCT 2024			

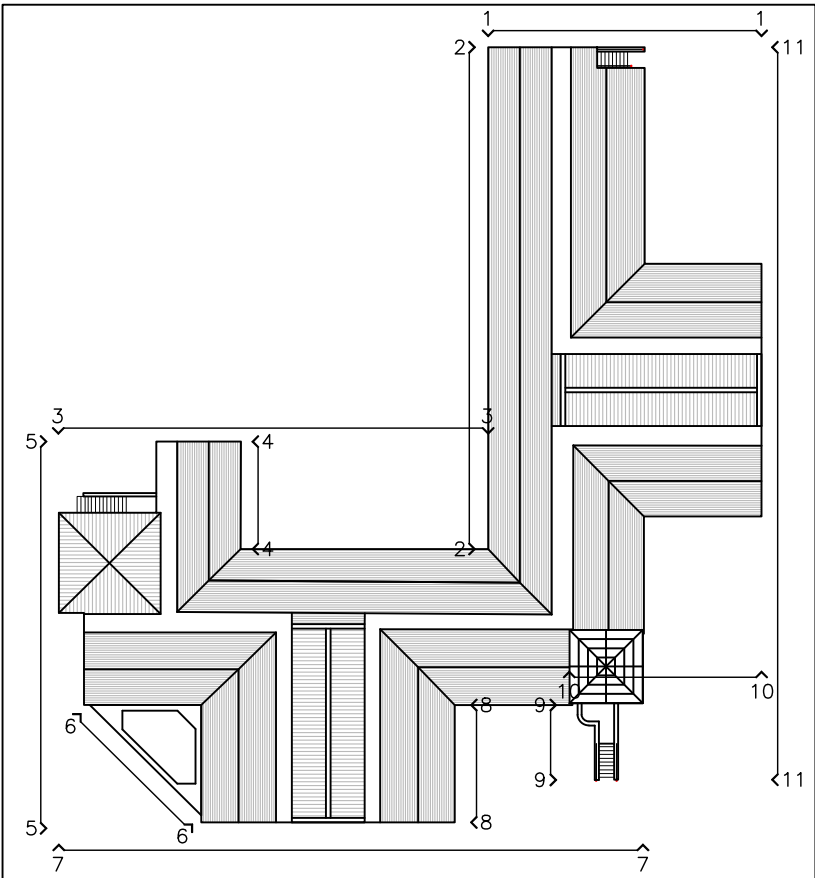
Rev.	Date	Note	Author	Checked
P01	25/07/2025	Planning Issue	TJ	JP



1. EXISTING NORTH ELEVATION



2. EXISTING WEST ELEVATION



ROOF PLAN



3. EXISTING NORTH ELEVATION



4. EXISTING EAST ELEVATION



5. EXISTING WEST ELEVATION



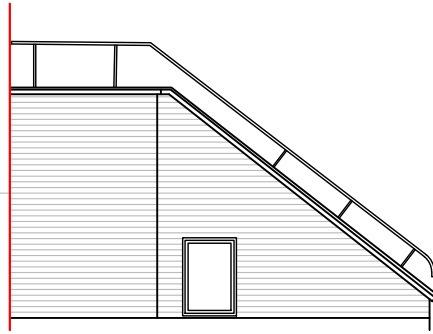
6. EXISTING SOUTH-WEST ELEVATION



7. EXISTING SOUTH ELEVATION



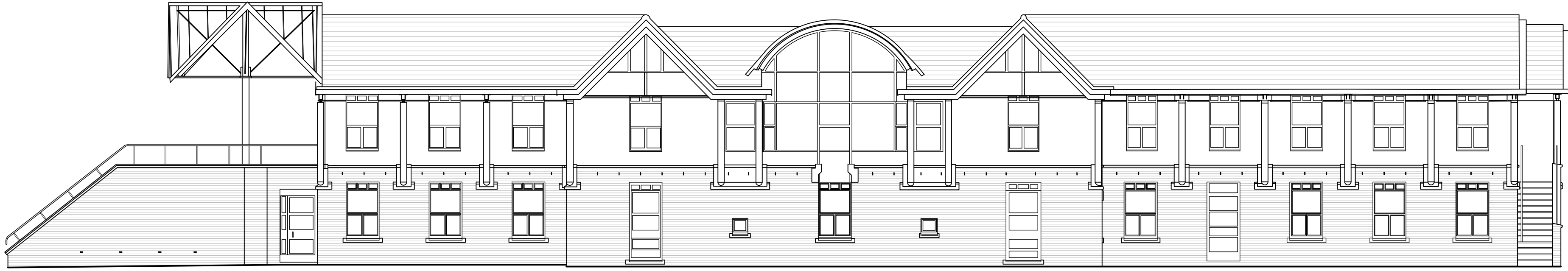
8. EXISTING EAST ELEVATION



9. EXISTING WEST ELEVATION



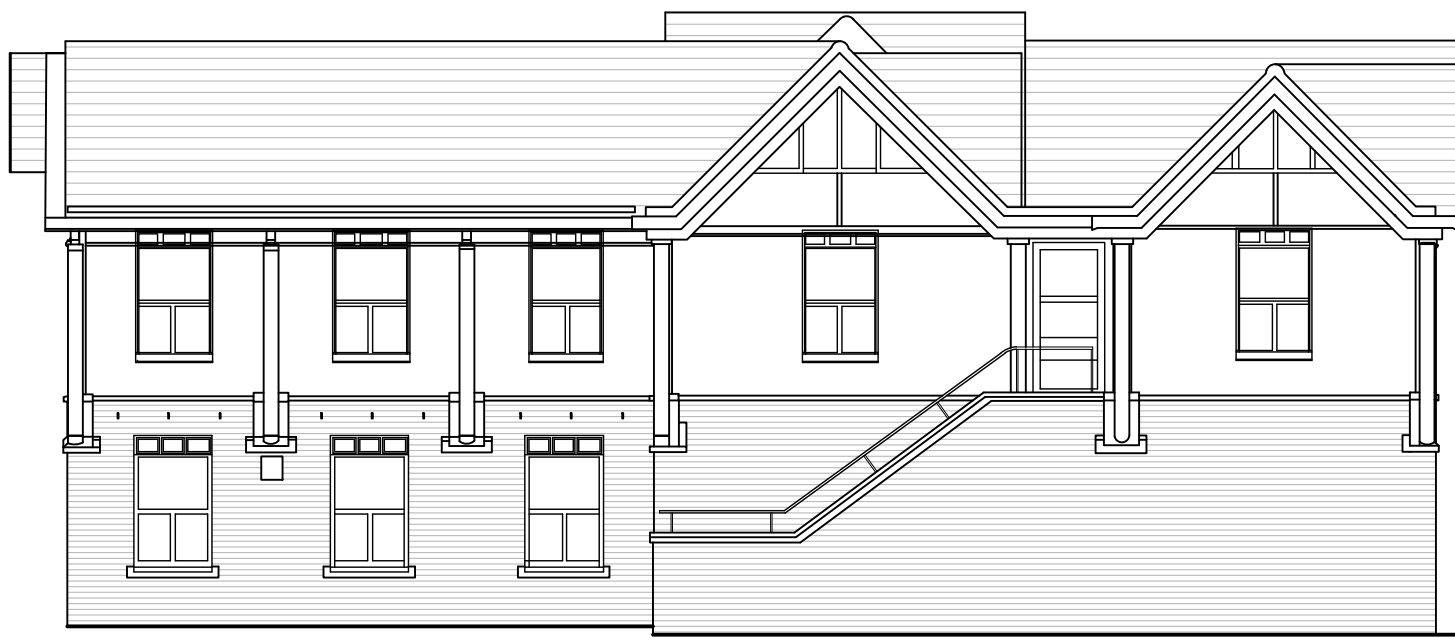
10. EXISTING SOUTH ELEVATION



11. EXISTING EAST ELEVATION

Project	CONVERSION TO TERRACE HOUSING LIVELINK TECHNOLOGY LTD MCCORMACK HOUSE, 56A EAST ST, HAVANT, PO9 1BS				Drawing	ELEVATIONS - EXISTING			
					Job-Dwg Number	24038-PL-006		Rev.	P01
Client	KATHERINE BRADBURY				<div>JAMES POTTER ASSOCIATES</div> <div>www.jp.a.design</div> <div>JPA - PORTSMOUTH Suite 1, Winter Works, Rear of 119 Winter Road Southsea, Portsmouth, PO4 8DS T: +44(0)2393 871 000</div>				
Status	PLANNING								
Scale	1:250		Sheet Size						
Author	TJ	Checked	JP	Date	JULY 2025				

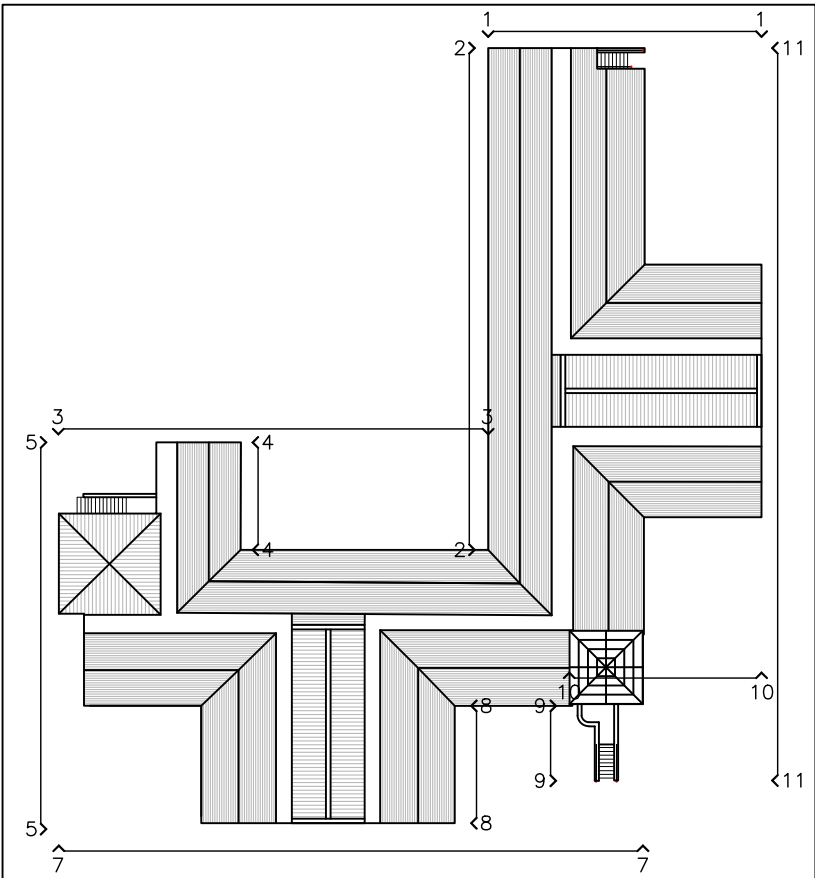
Rev.	Date	Note	Author	Checked
P01	25/07/2025	Planning Issue	TJ	JP



1. PROPOSED NORTH ELEVATION



2. PROPOSED WEST ELEVATION



ROOF PLAN



3. PROPOSED NORTH ELEVATION



4. PROPOSED EAST ELEVATION



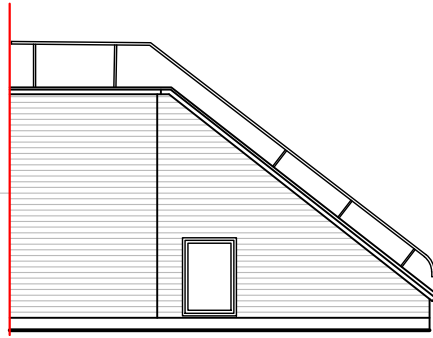
5. PROPOSED WEST ELEVATION



7. PROPOSED SOUTH ELEVATION



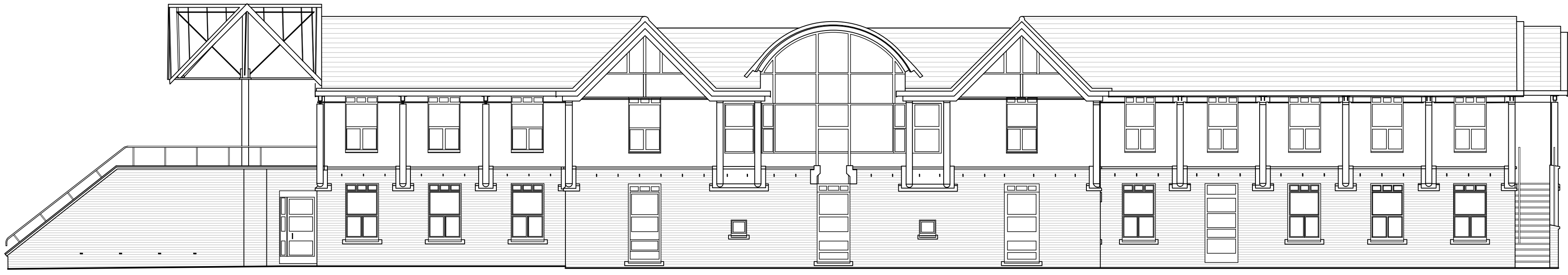
8. PROPOSED EAST ELEVATION



9. PROPOSED WEST ELEVATION

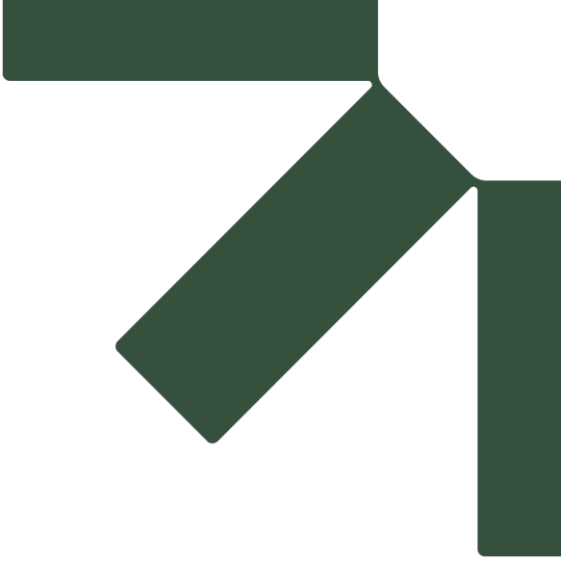


10. PROPOSED SOUTH ELEVATION



11. PROPOSED EAST ELEVATION

Project	CONVERSION TO TERRACE HOUSING LIVELINK TECHNOLOGY LTD MCCORMACK HOUSE, 56A EAST ST, HAVANT, PO9 1BS				Drawing	ELEVATIONS - PROPOSED	
					Job-Dwg Number	24038-PL-007	Rev. P01
Client	KATHERINE BRADBURY				<div> JAMES POTTER ASSOCIATES</div> <div>www.jpa.design</div> <div>JPA - PORTSMOUTH Suite 1, Winter Works, Rise of 119 Winter Road Southsea, Portsmouth, PO4 8DS T: +44(0)2393 871 000</div>		
Status	PLANNING						
Scale	1:250		Sheet Size A1				
Author	TJ	Checked	JP	Date	JULY 2025		



Appendix B Elevations

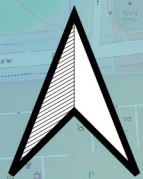
Nutrient Neutrality Assessment and Mitigation Strategy

Land at McCormack House, East Street, Havant

LiveLink Technology Limited

SLR Project No.: 433.066582.00001

25 August 2025



0 25 50 75 100 m



Contains EA Data © Environment Agency
Copyright and Database Rights (2025)
Contains OS Data © Crown Copyright and
Database Rights (2025)

Legend

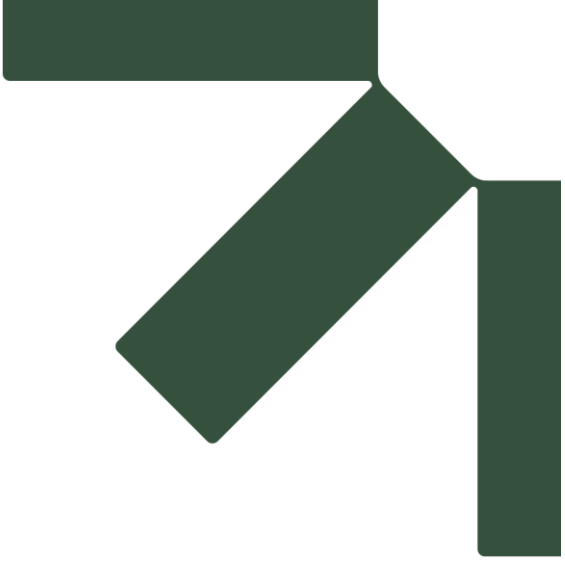
 Site Boundary

Elevation DTM 1m

Band 1: Band_1 (Gray)

 15

8



Appendix C Sewer Records

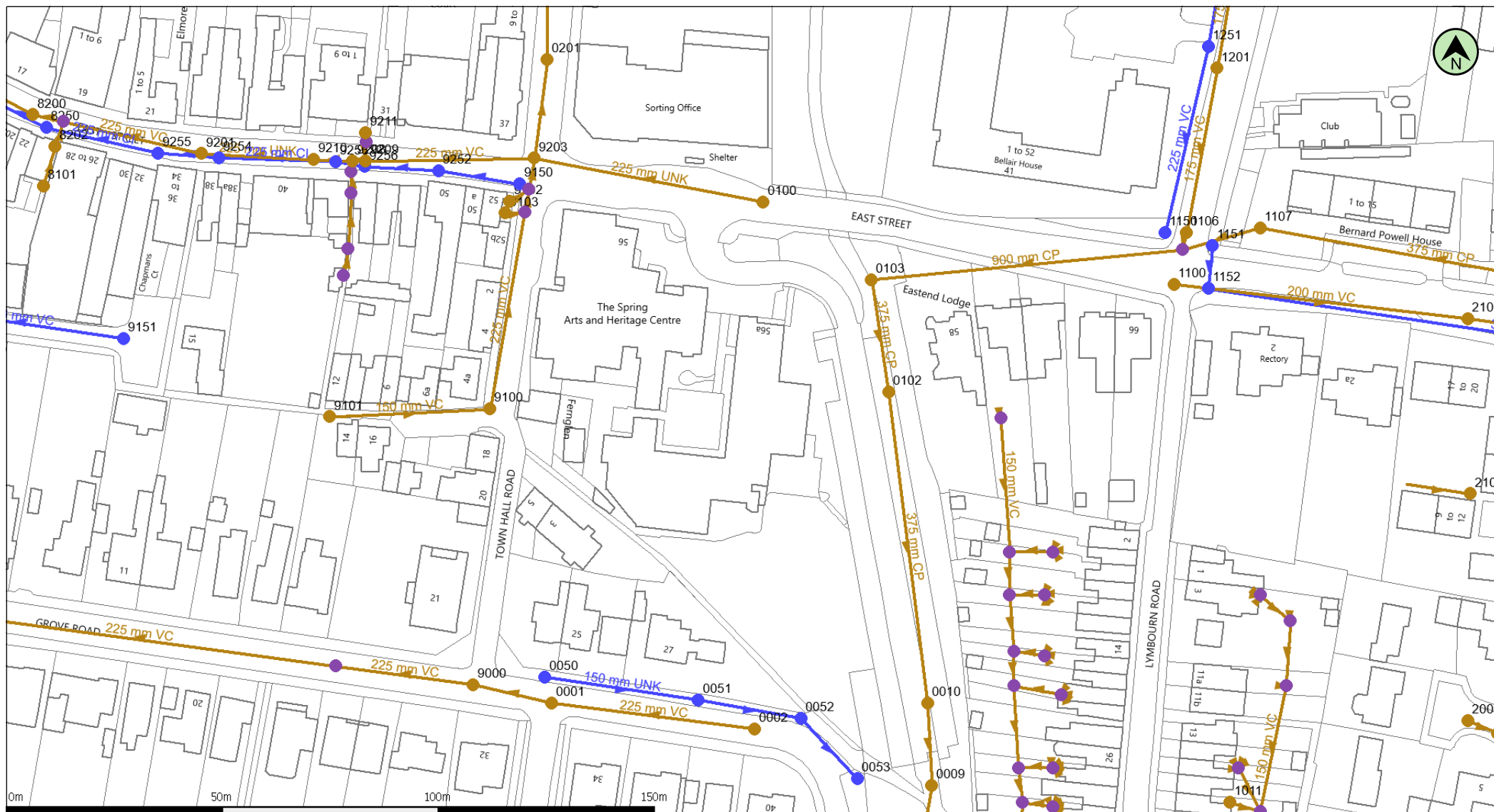
Nutrient Neutrality Assessment and Mitigation Strategy

Land at McCormack House, East Street, Havant

LiveLink Technology Limited

SLR Project No.: 433.066582.00001

25 August 2025



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Date: 25/06/25

Scale: 1:1250

Map Centre: 472050,106146

Data updated: 20/05/25

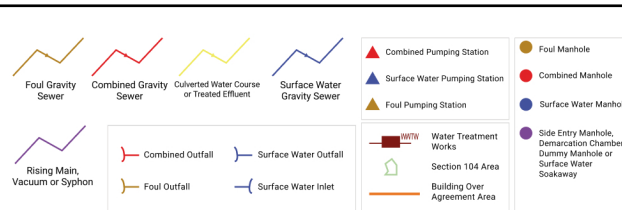
Our Ref: 1807946 - 1

Wastewater Plan A4
Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

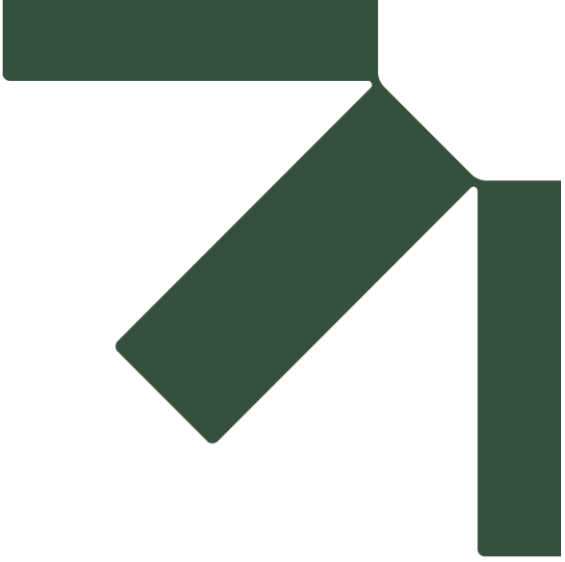
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



jamie.lynds@slrconsulting.com

McCormack House





Appendix D Nutrient Budget Calculations

Nutrient Neutrality Assessment and Mitigation Strategy

Land at McCormack House, East Street, Havant

LiveLink Technology Limited

SLR Project No.: 433.066582.00001

25 August 2025

Nutrients from wastewater	
<p>This sheet contains 2 tables. The tables are separated by a heading, which describes the following table.</p> <p>Note: You will need to fill in cells B5 to B10 in the first table 'Water infrastructure information'. Cell B11 is automatically calculated and will state '0.00' unless the user inputs have been entered. Cells A12 to A13 and B12 to B13 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 depending on the information you entered in cell B10. Cells C5 to C10 and cells C12 to C13 are intentionally blank cells.</p> <p>You do not need to fill in any cells in the second table 'Final calculation of nutrient load from wastewater'. Cells B17 to B19 are automatically calculated and will state '0.00' unless the user inputs have been entered to the first table 'Water infrastructure information'. Cells A20 to A23, cell B21 and cell B23 are automatically generated and will state 'Not applicable' depending on the user inputs to the first table 'Water infrastructure information'. Cell B16, cell B20 and cell B22 are intentionally blank cells.</p> <p>How to fill in the table 'Water infrastructure information'</p> <p>Cell B5: Enter the date of first occupancy.</p> <p>Cell B6: Enter the average occupancy rate of the development. The default rate is 2.4, this should not be edited without sufficient evidence.</p> <p>Cell B7: Enter the water usage. This value should be kept at 120 unless other efficiency measures are used.</p> <p>Cell B8: Enter the total number of dwellings or units that will be within the development site as of the project completion date.</p> <p>Cell B9: Choose whether the development can apply deductible acceptable loading from the dropdown list.</p> <p>Cell B10: Choose the receiving wastewater treatment works (WwTW) from the dropdown list.</p> <p>If you select 'Package Treatment Plant user defined' or 'Septic Tank user defined', you must enter their certified value of total nitrogen (TN) in cell C11. Otherwise the default values will be used in the calculation of the nutrient load associated with wastewater.</p> <p>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 B13. If applicable, up to 3 values for the nutrient loading associated with wastewater will be presented in cell B19, B21, and B23.</p>	
Water infrastructure information	
Description of required information	Data entry column - user inputs required
Date of first occupancy (dd/mm/yyyy):	01/01/2026
Average occupancy rate (people/dwelling or people/unit):	2.40
Water usage (litres/person/day):	110
Development proposal (dwellings/units):	19
Include deductible acceptable loading?	No
Wastewater treatment works:	Budds Farm WwTW
Current wastewater treatment works N permit (mg TN/litre):	9.70
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):	45.60
Wastewater by development (litres/day):	5016.00
Annual wastewater TN load (kg TN/yr):	15.99
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.

Notes: (1) We will need to fill in cells B5 to B8 in the first table 'Current land use information'. You will need to fill in cells A11 to B27, and B11 to B27 in the second table 'Current land uses'. Cells B28 and C11 to C28 are automatically calculated and will state '0.00' unless user inputs have been entered. Cells D11 to D27 are automatically generated and will state 'Not applicable' depending on automatically generated data in cells C11 to C27. Row 28 is Total Row. The Total Row states 'Totals': in cell A28 and automatically calculates the total sum of cells B11 to B27 in cell B28 and C11 to C27 in cell C28. Cell D28 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

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 nitrogen (TN).

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

Current land use information

Description of required information

Data entry column - user inputs required
--

Operational catchment:

East Hampshire Rivers

Soil drainage type:

Impeded drainage	
------------------	--

Annual average rainfall (mm):

675.1 - 700

Within nitrate vulnerable zone (NVZ):

Yes

Current land uses

Existing land use type(s) - user inputs required

Area (ha) - user inputs required

Annual nitrogen
nutrient export
(kg TN/yr)

Notes on data

Commercial/industrial urban land

0.63

4.32

Not applicable

[illegible]**Totals:**

0.63

4.32

--	--

Nutrients from future land use		
<p>This sheet contains one table.</p> <p>Note: You will need to fill in cells A5 to A21 and B5 to B21. Cells B22 and C5 to C22 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 and C5 to C21 in cell C22.</p> <p>How to fill in the table 'Future land uses'</p> <p>Cells A5-A21: Choose the future (post-development) land use type(s) of landcover present on the new site from the dropdown list</p> <p>Cells B5-B21: Enter the area in hectares of each land use type.</p> <p>The nutrient load from future land uses is shown in cells C5 to C21 for total nitrogen (TN).</p> <p>The total nutrient load from future land uses is shown in cell C22 for TN.</p>		
Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Residential urban land	0.63	8.11
		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:	0.63	8.11

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 E5 to E29 and cells F5 to F29 if you are including SuDs to remove nutrients from the surface runoff. Cell B30, cells D5 to D30 and cells G5 to G30 are automatically calculated and will state '0.0' unless the user inputs have been entered. Cells H5 to H29 are automatically generated and will state 'Not applicable' unless the total area of the landscover entered is larger than the total area of the landscover entered into the worksheet 'Nutrients from_future_land_use'. Row 30 is a Total Row. The Total Rows '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 and cells G5 to G29 in cell G30. Cell C30, cell E30, cell F30 and cell H30 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 nitrogen (TN) loads associated with the landcovers in the SuDS catchment area are automatically calculated in cells D5 to D29.

Cells E5 to E29: 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 F5 to F29: Enter the nutrient removal rates associated with the SuDS features for TN.

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

The annual TN loads removed by the SuDS features are automatically calculated in cells G5 to G29 for TN. These values are subtracted from the nutrient budget.

You do not need to fill in column H 'Notes on data'. It will state 'Not applicable' unless the total area of each landcover within the SuDS catchment area exceeds the area of the landcovers entered into the worksheet titled 'Nutrients from future land use'.

The total nutrient load removed through the SuDS features is shown in cell G30 for TN.

SuDS information

New land use type(s) within SuDS catchment area - user inputs required	SuDS catchment area (ha) - user inputs required	Percentage of flow entering the SuDS (%) - user inputs required	Annual nitrogen inputs to SuDS feature(s) (kg TN/yr)	Name of SuDS feature(s) - user inputs required	TN removal rate for features - user specified (%) - user inputs required	Annual nitrogen load removed by SuDS (kg TN/yr)	Notes on data
Residential urban land			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
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			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:	0.00		0.00			0.00	

Final nutrient budgets

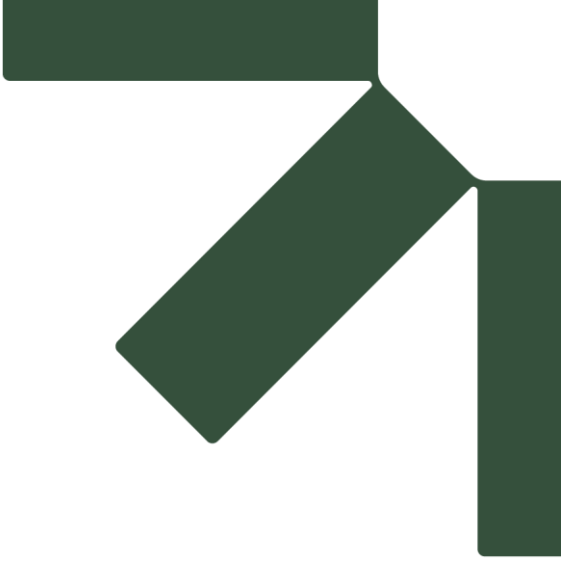
This worksheet contains one table. This table is automatically populated using the outputs from the previous worksheets.

Note: You do not need to fill in any cells in the table. Cells B5 to B8 and cell B10 are automatically calculated and will state '0.00' unless the user inputs have been entered to all of the required worksheets. Cells A11 to A14, cell B12 and cell B14 are automatically generated and will state 'Not applicable' depending on the user inputs to the worksheet 'Nutrients_from_wastewater'. Cell B9, B11 and B13 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 B10, B12 and B14 for total nitrogen (TN).

Total nutrient budget calculations

Description of values generated	Values generated
Wastewater TN load (kg TN/year):	15.99
Net land use TN change (kg TN/year):	3.78
TN budget:	19.77
TN budget + 20% buffer:	23.73
Annual nutrient budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	23.73
Not applicable	
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable



Appendix E Correspondence with Credit Provider

Nutrient Neutrality Assessment and Mitigation Strategy

Land at McCormack House, East Street, Havant

LiveLink Technology Limited

SLR Project No.: 433.066582.00001

25 August 2025

Helena Preston

From: Mark Budden <Mark@land-consult.com>
Sent: 24 July 2025 17:10
To: Helena Preston
Subject: RE: Contact Form

[You don't often get email from mark@land-consult.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Subject to Contract

Good afternoon Helena.

I am pleased to confirm I act on behalf of the Warnford Park Estate in respect of their Nitrate Mitigation Scheme. I can confirm the scheme is open and has available capacity to deliver the Nitrate Credits your clients require. I understand the amount of nitrate mitigation they are seeking amounts to approximately 15.99 kg/TN/pa per the Natural England Budget Calculator. The costs of my clients delivering the necessary nitrate mitigation would be as follows:

Nitrate Credit Tariff: £4,250 + vat per Nitrate Credit (x1 Credit = 1 kg/TN/pa).

Mitigation Landowners legal costs : £3,750 + vat. Please note, this fee estimate is based upon the assumption that your solicitors simply accept my clients standard form of contract. If negotiations ensue, this cost will rise.

Mitigation Landowners Agents costs: £1,400 + vat Contribution to Mitigation Landowners Admin. & Monitoring costs for Project : £4,000 + vat.

If your clients are genuinely interested in taking up the offer of nitrate mitigation I will need to prepare and issue a formal offer (Heads of Terms of Agreement) to you. If they then wish to accept the offer, your clients Solicitor would be required to provide Undertakings to my clients Solicitor for my clients legal and agents costs referred to above - whether or not your clients ultimately decide to proceed with the matter. The Undertakings will be required before my clients Solicitor commences work. The contract between your client and mine would be conditional on the grant of a satisfactory planning permission to your clients proposed development scheme but on exchange of conditional contracts, a 10% (of the Nitrate Credit Tariff + vat) deposit would be payable which is non-refundable, but deductible. We would agree a reasonable long stop date with you. As you may know, my clients scheme is authorised under a S106/S33 Agreement with Havant BC (& others) together with the SDNPA (as Validation Authority) and it of course has the approval of Natural England. Generally, the LPA will require confirmation (from my clients) that a conditional (on Planning) contract for the sale and purchase of the necessary Nitrate Credits has exchanged. My clients will provide you with sufficient time under the contract to secure your planning permission and clear the Challenge Period before purchasing the Credits.

I would be happy to discuss further on the telephone if you so wish.

Kind regards

Mark

Mark Budden
Partner

DDI: 01962 600 184

Mob: 07764 208 368

Email: mark@land-consult.com

Web: <https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.land-consult.com%2F&data=05%7C02%7Chpreston%40slrconsulting.com%7C8323064617f64ee4484a08ddcacc8473%7C>

109cec53a87742eb93e8b9f5c282ba38%7C0%7C0%7C638889701928451936%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoITWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=vGjCK3Rodun1Ad93Kd1Wr0yzFtuO6foxWV5kVijkXtw%3D&reserved=0

Staple Chambers, Staple Gardens, Winchester, Hampshire, SO23 8RS

-----Original Message-----

From: Helena Preston <wordpress@nitrate.dev.wizbit.net>

Sent: 24 July 2025 15:27

To: Mark Budden <Mark@land-consult.com>

Subject: Contact Form

From: Helena Preston <hpreston@slrconsulting.com> Phone number: 07977 627414

Message:

Good afternoon

We are working on behalf of a client who is planning a residential development in Havant comprising up to 19 residential dwellings. The site is within the catchment of the Solent and is required to demonstrate nutrient neutrality. Wastewater from the proposed development will discharge to Budds Farm WWTW. The additional nitrate loading from the development has been calculated as 15.99 kg TN/year.

Please can you advise whether you have credits currently available, and the cost per credit.

Many thanks

Helena

Helena Preston

From: Mark Budden <Mark@land-consult.com>
Sent: 21 August 2025 16:04
To: Helena Preston
Cc: Amy Paterson
Subject: Re: Possible nutrient credits - Site at East Street, Havant

Thank you for your enquiry below - I have endeavoured to answer your questions after each.

Kind regards

Mark

Mark Budden

Partner

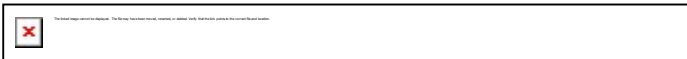
DDI: [01962 600 184](tel:01962600184)

Mob: [07764 208 368](tel:07764208368)

Email: mark@land-consult.com

Web: www.land-consult.com

Staple Chambers, Staple Gardens, Winchester, Hampshire, SO23 8RS



Please consider the environment before printing this email.

On 21 Aug 2025, at 17:02, Helena Preston <hpreston@slrconsulting.com> wrote:

Hi Mark,

We are processing the nutrient budget calculations for the proposed development site at East Street Havant, and have amended these based on a revised site area of 0.634 hectares. The WWTW servicing the development will be Budds Farm. The total amount of nitrogen to be mitigated has been calculated as 23.73 kg TN/year.

In your message of 24 July, you advised the following costs:

Nitrate Credit Tariff: £4,250 + vat per Nitrate Credit (x1 Credit = 1 kg/TN/pa).
Mitigation Landowners legal costs : £3,750 + vat. Please note, this fee estimate is based upon the assumption that your solicitors simply accept my clients standard form of contract. If negotiations ensue, this cost will rise.
Mitigation Landowners Agents costs: £1,400 + vat Contribution to Mitigation Landowners Admin. & Monitoring costs for Project : £4,000 + vat.

£4,250 x 23.73 kg = £100,852.50

Landowners' legal costs: £3,750

Landowners' agent costs: £1,400

Monitoring: £4,000

Total: £110,002.50

Please can you confirm these costs.

CONFIRMED

Your email also stated that 'a 10% (of the Nitrate Credit Tariff + vat) deposit would be payable which is non-refundable, but deductible. We would agree a reasonable long stop date with you'.

Please can you confirm that this 10% of the nitrate credit will be offset against the total calculated fee ie. That the total fee includes the 10% deposit.

CONFIRMED

According to Havant Borough Council's website, they have a charge of 1% of the total kilogram purchase cost, for scheme monitoring. Please can you advise whether this would be 1% of £100,852.50 (the purchase cost of the credits) or 1% of £110,002.50 (the total purchase cost).

I DONT KNOW - It's a question for HBC.

If you have any questions, please contact me.

Regards

Helena

Helena Preston

BSc (Hons) MSc MCIWEM

Associate Hydrologist - Hydrology & Hydrogeology

O +44 3300 886631

M +44 07977 627414

E hpreston@slrconsulting.com

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