

Nutrient Statement

Project:	Tournerbury Woods wedding & events venue	Date:	10 th February 2026
Subject:	Nitrogen neutrality	Author:	Nicola French

1.0 Background

- 1.1. This briefing note has been prepared to provide information to Havant Borough Council (HBC) in support of a retrospective planning application for a wedding and events venue at, Tournerbury Woods Estate, Tournerbury Lane, Hayling Island, Hampshire PO11 9DL. The information is provided to the Council under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) and replaces the 'Updated Nitrogen Budget'¹ submitted in support of an earlier retrospective application, but which has no relevance to the current determination. This is because the calculators and guidance on which it relies have evolved and updated since first it was prepared.
- 1.2. In January 2024, Defra issued a policy paper² notifying the designation of catchments sensitive to nutrient pollution. This includes the catchment of the Solent, identified as being in unfavourable condition on account of the nitrogen pollution³ to which it is subject. The implication of this is that any local planning authority within the Solent catchment cannot grant consent for new overnight accommodation unless it can be shown to be net nitrogen neutral. A nitrogen calculation is therefore required to ensure that HBC has sufficient information to carry out an appropriate assessment to consider the impacts of the retrospective application on the habitats sites of the Solent.
- 1.3. This note takes full account of all information provided by HBC on a dedicated web page⁴. The note also draws on the guidance resources on the Government website *Tools and resources for calculating nutrient neutrality*⁵, most recently updated on 27th May 2025.

¹ Holbury Consultancy Services, 2022. Updated Nitrogen Budget.

² January 2024, DEFRA. The Designation of Sensitive Catchment Areas Notice 2024

³ <https://www.gov.uk/government/publications/notice-of-designation-of-sensitive-catchment-areas-2024/notice-of-designation-of-sensitive-catchment-areas-2024>

⁴ <https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-1>

⁵ <https://www.gov.uk/government/collections/tools-and-resources-for-calculating-nutrient-neutrality>

2.0 Nutrient neutrality calculations

Description of project

- 2.1 The retrospective planning application seeks consent for a material change of land use as a wedding and events venue and ancillary operational development to the material change of use.
- 2.2 As part of the wedding package offered, guests not wishing to return home can camp overnight for the night of the event. Campers have access to the luxury portable toilets provided for the wedding event for the night of their stay. No washing or other facilities are provided.
- 2.3 The luxury portable toilets are currently supplied by a company based outside Pulborough, which takes the waste away for treatment outside of the Solent region. However, on the basis that this cannot be guaranteed to endure in perpetuity, nitrogen calculations have been undertaken to establish the nutrient loading from the treatment of additional waste water as if this took place locally, at Budds Farm Waste Water Treatment Works (WWTW).

Approach

- 2.4 It is not possible to make full use of Natural England's new nitrogen calculator for the update because the calculator has been developed to address the nitrate loading generated by permanent residential development, assumed to be occupied for 365 days a year, rather than an ancillary campsite operating for only a very limited number of days each year. However, the calculator has been used as far as possible to generate outputs and data for input into further calculations that better reflect the nitrogen loading generated by the wedding and events venue at Tournerbury Woods Estate.

Stage 1: calculation of nitrogen loading deriving from additional waste water

- 2.5 As a precautionary approach, it is assumed that waste water from the luxury portable toilets is taken to Budds Farm Waste Water Treatment Works (WWTW) for process, with treated effluent discharged into the catchment of the Solent.
- 2.6 The Natural England calculator assumes a default occupancy of 2.4 people per residential unit to undertake this calculation but does allow adjustment for a different occupancy if this can be justified. Experience of the camping facility at Tournerbury is that the majority of tent pitches tend to be single person occupancy (anecdotally, 60-70%). Generally, these are individuals who don't wish to spend out

on a hotel room / B&B for just themselves. Guests who are couples tend to be motivated to much greater degree to have a comfortable room to which to return and prefer to stay over at local hotels instead.

- 2.7 Without data to describe the number of couples vs numbers of singles, the occupancy setting for the calculator has been set at 2.0 persons per tent to assume that all tents are occupied by couples. This is an overestimate of tent occupancy, but again, is used as a precautionary basis for the calculations. Natural England accepted this is an appropriate occupancy figure in the November 2021 Shadow Appropriate Assessment and it is reasonable to assume that this can be relied upon now, for purpose of this new calculation.
- 2.8 On average, 7.98 tents are present on site for 8.6 nights of the year (average data over a 5-year period (2021-2025) (see Appendix 1). Since it is not possible to have a partial tent, the average number of tents has been rounded from 7.98 up to 8. This figure has been used to populate the calculator where it requests that the number of dwellings/units must be entered.
- 2.9 The screenshot below shows Stage 1 of the calculation and is taken directly from the new nitrogen calculator.

Water infrastructure information	
Description of required information	Data entry column - user inputs required
Date of first occupancy (dd/mm/yyyy):	01/04/2026
Average occupancy rate (people/dwelling or people/unit):	2.00
Water usage (litres/person/day):	120
Development proposal (dwellings/units):	8
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Budds Farm WwTW
Current wastewater treatment works N permit (mg TN/litre):	7.70
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):	16.00
Wastewater by development (litres/day):	1920.00
Annual wastewater TN load (kg TN/yr):	4.86

- 2.10 The calculator suggests that the additional loading deriving from camping activities at Tournerbury is 4.86 kg TN/year. This is based on 365 days of use, appropriate for a permanent residential use for which the calculator has been developed. A figure now needs to be generated that is appropriate for a campsite used on average for just 8.6 days per year (see Appendix 1). For the purpose of this calculation the figure of 8.6 days per year has been rounded up to 9 days per year since it is unlikely that camping for a fraction of a night would take place. Therefore, it is necessary to multiply the total loading through by 9/365 to give an overall load of

0.12kg TN/year.

Stages 2 & 3: calculation of existing & proposed nitrogen loading from the ground

- 2.11 To address the overall net nitrogen budget for the scheme, it is important to also consider whether rates of nitrogen leaching from the ground have changed in response to the changed land use. The calculator refines this calculation to consider the rainfall, permeability, river catchment and also whether or not the site falls within a Nitrate Vulnerable Zone. This is captured in Stage 2 of the calculation (see screenshot on the following page).
- 2.12 Taken together, Stages 2 and 3 of the nitrogen calculator consider the nitrogen load from the land use prior to use as a wedding and events venue, and the load that is now occurring given the operation of the venue. Two points are relevant:
- Tents are pitched in existing secondary planted woodland, described in the Ecological Impact Assessment submitted with the retrospective application⁶. The presence of tents does not change the rate at which nitrogen leaches from the woodland. The camping does not change the extent, function or condition of woodland present on site and it is not therefore necessary to address a change of land use within the context of the calculator. This is consistent with Natural England's guidance that states 'only the types and areas of land that are being altered by the development should be entered. For example, if two hectares of agricultural land within a ten-hectare development site are being retained in the same agricultural use, this area should not be included in the calculations.'⁷ For the avoidance of doubt, there has been no development of the woodland to enable camping. The opportunity to pitch a tent is only to allow a single overnight stay for those attending an event at the venue.
 - The change in land use identified in Stages 2 & 3 relates to the area where cars are now parked. This area was previously short scrub and amenity grassland close to the dwelling. The nutrient calculator does not include a category that is an exact match, but government guidance for use of the calculator states 'If there is a land use within the development area that is not in the list, select the most similar land use type.' The most relevant land use category is greenspace defined within the guidance as 'Natural and semi-natural outdoor spaces provided for recreational use where fertilisers will not be applied and dog waste is managed. For example, semi-natural parks. This does not include green infrastructure within the built urban environment, such as sports fields, gardens, or grass verges, as these are included in the residential urban land category'.

⁶ ECOSA, September 2025. Tournurbury Woods, Tournurbury Lane, Hayling Island, Hampshire, PO11 9DL. Ecological Impact Assessment Report. For Tournurbury Woods Estate.

⁷ Natural England & Ricardo Energy, March 2022. Nutrient Budget Calculator Guidance Document
Guidance for completion of a nutrient budget using the nutrient budget calculator tool - **Page 12**

This area is now used for parking cars and vehicles in association with the venue. This area also includes hard standings previously associated with agricultural and forestry use, which have been formalised as part of the change of use. The closest descriptor within Stage 3 of the Nitrogen Calculator is **residential/urban**. Photos and a map of this area are provided at Appendix 2.

- 2.13 The screen shots below are taken directly from the new calculator to show each of these stages. Each represent the actual land use before and after and are an accurate representation of the nitrate loading for the site. Unlike the Stage 1 calculation therefore, no further adjustment is required.

Current land use information		
Description of required information	Data entry column - user inputs required	
Operational catchment:	Western Streams	
Soil drainage type:	Naturally wet	
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)
Residential urban land	0.92	11.77
Greenspace	0.51	1.53
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Mitigation & conclusion

- 2.17 A slightly larger loading based on 3-year data from 2018-2021 has previously been agreed with Natural England and Havant Borough Council.
- 2.18 Tournbury Woods Estate has already purchased credits to address this additional loading (the certificate of purchase is included at Appendix 6). More recent camping data shows a marginally smaller use of the campsite over the past 5 years, such that the previously agreed budget more than covers the more recent loadings. The campsite has therefore been established as nutrient neutral and no further offset or mitigation is required.
- 2.19 From this it follows that the Tournbury Woods wedding & events venue will not adversely affect the integrity of the Solent Habitats Sites, either alone or in combination with other plans and projects, allowing HBC to conclude a positive appropriate assessment under the tests of the Habitats Regulations.

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