

12 May 2022

### **Nitrogen Mitigation at Land south of Funtley Road, Funtley**

The Natural England Nitrogen Budget Calculator (Version 2 21.04.22) has been completed for the application. It calculates that the proposals, based on 125 additional dwellings on 6.09ha of land, split between 3.6ha of 'Residential urban land' area, 0.1ha 'Open urban land' (LEAP and associated land) and 2.39ha of 'Greenspace', creates a surplus of 115.39kg of nitrogen per year (kgN/yr).

The proposals therefore need to mitigate 115.39kgN/yr of nitrogen to be nitrogen neutral.

The proposed mitigation is to remove the land edged in red on the Change of Use (CoU) application drawings (P/20/1166/CU) out of its current use (paddocks (Lowland)) to mitigate this. The total area of the proposed new community park is 9.88ha. Within that area there is 6.78ha of 'Lowland' i.e. the non-woodland area that will be taken out of use.

A previous application for 27 homes (ref P/17/1135/OA) already utilises 3.06ha of this mitigation land.

Overall, this leaves 3.72ha of mitigation land available to mitigate the current nitrogen impacts arising from the planning application for 125 homes.

To calculate how much nitrogen is mitigated by changing the use of the land, the following calculations are undertaken:

Current use - proposed use = nitrogen credit (kgN/ha/year)

7kgN/ha/yr (Lowland) - 3kgN/ha/yr (Greenspace) = 4kgN/ha/yr

Therefore, removing the land out of Lowland to Greenspace will result in a 4kgN/ha/yr less leaching than Lowland.

To calculate the nitrogen capacity of the mitigation land you multiply the nitrogen credit by the area of mitigation land. In this case the calculation of 4kgN/ha/yr (nitrogen credit) x 3.72ha (area of mitigation land) = 14.88kgN/yr.

This leaves a residual of 100.51kgN/yr still to be mitigated.

Reside Developments has entered into an agreement with the Warnford Estate to purchase residual nitrogen credits (100.51kgN/yr) from their approved scheme (approved by Natural England and Fareham Borough Council). The Warnford Estate will submit their formal confirmation of the credits separately.

The proposals are therefore balanced and nitrogen neutral, where the scheme creates a deficit of 115.39kgN/year and mitigation land and external credits provides 115.39kgN/year (14.88kgN/yr on-site and 100.51kgN/yr off-site).

It is proposed that the council will be transferred the new community park and will therefore manage and control the on-site nitrogen mitigation land.