

Format of Nutrient Neutrality Mitigation—Old Ashford Road, Lenham.

Where a development site is located within the catchment of a River that Natural England has recognised as having high levels of Nitrate and Phosphate feeding into a European protected site, Nutrient Neutrality becomes a pre-commencement condition of planning. This means that any nutrients that will be in addition to the existing waste water network, will have to be offset elsewhere, so as to ensure that the levels of nutrient load within the river catchment do not increase as a result of the development.



An example of our drainage ditch enhancement

The Drainage Ditch Enhancement scheme (DDES) provides a nutrient mitigation program for the perpetuity period set out by Natural England of 80 years. By procuring the benefit of the DDES from Dace Environmental, the development can demonstrate it has achieved nutrient neutrality via an offsite scheme meaning development can take place without delay. This is a program of works approved by Natural England.

In order to legally secure the nutrient mitigation for both Nitrate and Phosphate for the scheme, there is a process of submissions to the LPA that must be followed, together with payments to Dace Environmental

A contract exists between Dace Environmental and Dean Lewis Estates for the purchase of the credits. This contract will be assigned to the Purchaser.

The total cost of the credits will be £688,800 +VAT.

Depending on the timing of the availability of the credits and the purchase of the land, the credits can either be purchased up front or if the purchaser does not wish to complete, the credits can be held at a charged premium rate of 5% per annum for a maximum period of 24 months.

The interest is serviced on a monthly basis until such time as the purchaser paid for the mitigation in full. The purchaser would not be able to commence their development without

paying the final balance in full.

In the event the purchaser did not complete within the 21 days, or notify Dace Environmental that it could not proceed, or if it misses any interest payment before paying the final balance, the mitigation would be revoked, leaving the development unable to proceed (as it would not deliver Nutrient Neutrality) until such time as full payment was received.

For further information or any support with this scheme, please contact us on:

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