

Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)

Grimstead Road, Whaddon

Reference: 2400154-ENV-SW-S1-TR-E-0001

Date: 22/01/2026


Enviren

DOCUMENT PRODUCTION RECORD

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1.4	22/01/2026	Noah Ferrison MEng	Removal of SuDS

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Executive Summary

This report has been compiled for the support of the development of one dwelling off Grimstead Road, Whaddon (Grid reference: SU 19598 26450). The proposals are for the conversion of an old police station to a dwelling.

This report demonstrates that through the acquisition of credits via the Wiltshire council scheme the development will achieve nutrient neutrality. Additionally, the applicant has agreed to a condition for water efficiency measures, restricting water use to a maximum of 85 litres per person per day through the installation of water flow regulators to ensure constant flow, resulting in a reduced water usage.

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1. Introduction

- 1.1. This report has been compiled for the support of the development of one dwelling off Grimstead Road, Whaddon (Grid reference: SU 19598 26450). The proposals are for the conversion of an existing police station to a dwelling. This report demonstrates the applicant agrees to a condition for water efficiency restricting water use to a maximum of 85 litres per person per day, the development will achieve Nutrient Neutrality through the acquisition of credits through the Wiltshire council scheme. The site is roughly 0.081 Hectares (813 m²) when considering the areas outlined in the site plan.
- 1.2. The existing site currently consists of urban land. The creation of the new dwelling would result in an increase in phosphorus discharging into the surrounding water network due to foul water and surface water discharge from the proposed dwelling; however, through the acquisition of credits through Wiltshire council scheme the development will achieve nutrient neutrality (see **Appendix 1**).

Table 1.1 – Site Specific Information	
Category	Site Specific Information
Site Name	Grimstead Road, Whaddon
Site Location	Whaddon, Wiltshire
Local Authority	
Overall Site Area	0.081 Hectares
Nutrient(s) Considered	Phosphorus
Catchment (Surface Water)	River Avon
Catchment (Foul Water)	River Avon

2. Local Context to Nutrient Neutrality

Mitigation and the Local Nutrient Mitigation Fund

- 2.1. Wiltshire Council has been awarded £9.8m of grant funding to aid the delivery of nutrient mitigation within the River Avon catchment. This grant enables mitigation projects to be identified and delivered, and for mitigation credits to be sold. Third-party mitigation providers are also beginning to deliver measures in the catchment of the River Avon.
- 2.2. Within this catchment developers will take responsibility for securing nutrient mitigation for their development proposal. Mitigation can be secured:
 - on-site or through land in the ownership of the developer
 - through an agreement with an accredited third-party mitigation provider
 - through a Wiltshire Council nutrient mitigation scheme
- 2.3. In all instances, the mitigation will need to be secured in perpetuity through the necessary legal agreements or planning condition.

Decision making in the River Avon catchment

- 2.4. Within the River Avon catchment, there is a need for qualifying developments to demonstrate neutrality for phosphorus. Qualifying development includes:
 - any form of development that increases overnight stays within the catchment
 - some commercial development that either attract large numbers of people into the catchment (such as a tourist attraction) or where there is a significant discharge into the catchment for example from an industrial process
 - development which results in the intensification of agricultural practices, such as an additional cattle barn
- 2.5. Development that increases overnight stays in the catchment may comprise permanent residential development, gypsy and traveller development, care homes, nursing homes, tourist accommodation including both permanent and temporary campsites and hotels.

3. Background Information

Site Location

- 3.1. The site is located in Whaddon, on the northern side of Grimstead Road. The application site is located 6.130 kilometres south east of Salisbury centre and approximately 5.240 kilometres north of Downton. The exact location can be found in **Figure 3.1**:



Figure 3.1 – Site Location

Outline Site Hydrology

- 3.2. Interrogation of local topographical information around the development parcel identifies that a watercourse runs to the west of the development. This watercourse runs in a westerly direction and ultimately discharges into the River Avon to the north of Charlton All Saints.
- 3.3. Statutory Undertaker mapping (**Appendix 2**) also indicates that there are foul sewers around the site parcel to the south in Grimstead Road which run to the Salisbury WwTW which discharge to the River Avon.



Figure 3.2 – SCALGO Topographic Data – Site Hydrology

- 3.4. The development sits within the hydrological catchment of the River Avon SAC as indicated in **Figure 3.3**.



Figure 3.3 – Hydrological Catchment Plan

Existing Site Description

- 3.5. The area to be developed currently constitutes urban land comprising an old police station. The site is approximately 0.081 hectares in size when considering the areas in the site plan (see **Appendix 3**). The site parcel is bordered on all sides by roads and dwellings of Whaddon.



Figure 3.4 – Aerial Reconnaissance Photography

4. Development Proposals

- 4.1. The development is to consist of one dwelling with associated ancillaries.

Foul Water Drainage

- 4.2. The foul water drainage from the proposed dwellings will discharge to the foul sewer, south of the dwellings, where it will then be treated at Salisbury WwTW.

Notes on Water Usage

- 4.3. The dwelling shall achieve a water usage of 85l/p/d.
- 4.4. To achieve a water usage of 85l/p/d the development shall subscribe to the Option Planning requirement as per Approved Document G to secure a water usage of 110l/p/d and a Cenergist HL2024 MainSave Flow Regulator shall be connected on the main supply feed to the new dwellings. The device eliminates the irregularity of flow reaching the properties and ensures a constant stream of water avoiding peaks and troughs which are typical with unregulated water supply.
- 4.5. The Cenergist flow regulators work independently of water reduction measures and even when considering the optional planning requirement result in a 25% reduction (see **Appendix 5**). The device comes with a manufacturer's warranty of 20 years and therefore is easily secured in perpetuity, with replacement being at a similar interval to a treatment plant.
- 4.6. A 10l/p/d precautionary buffer has been applied to the 85l/p/d requirement, as per associated guidance, resulting in a proposed water use of **95l/p/d**.

Surface Water Drainage

- 4.7. A soakaway has been identified to the north of the proposed dwelling, which was used previously by the police station to discharge surface water from roofs to ground. This will be utilised to continue to discharge surface water from roofs to ground, however this has not been factored into the calculations.

5. Development Nutrient Calculator Calculations

5.1. The direct output of the Natural England Budget Calculator can be found in **Appendix 1**. This section shall outline the observations made on the site and shall discuss the results generated by the Natural England Budget Calculator. The figures for the inputs utilised in this section can be found in the **Figures** section to the rear of the report.

Table 5.1 – Development Nutrient Budget Calculations		
Stage 1 – Foul Water Arisings from dwellings		
Number of dwellings	1	
Average occupancy rate	2.40	
Water usage	95 (As per the applicant agreeing to a condition for water efficiency restricting water use to a maximum of 85 litres per person per day + 10l/p/d buffer)	
Wastewater treatment works	Salisbury (Petersfinger)	
Wastewater treatment works TP permit (mg/litre)	1.00 (Pre-LURA)	
	0.25 (Post-LURA)	
Annual wastewater TP load	+0.07kg/year (Pre-LURA)	
	+0.02kg/year (Post-LURA)	
Stage 2 – Existing Land Use		
Catchment	River Avon	
Soil drainage type	Naturally Wet	
Annual average rainfall (mm)	750.1-800	
Within Nitrate Vulnerable Zone	Yes	
Former Land Use	Land Use	Area (hectares)
	Commercial/Industrial Urban	0.081
Annual nutrient export (kg TP)	-0.09kg/year	
Stage 3 – Proposed Land Use		
Proposed Land Use	Land Use	Area (hectares)
	Residential Urban	0.081
Annual nutrient export (kg TP)	+0.13kg/year	
Stage 4 – Final Nutrient Budget		
The total annual nutrient load generated	+0.12kg/year (Pre-LURA)	
	+0.06kg/year (Post-LURA)	

6. Conclusion

- 6.1. As can be seen in this report, the nutrient arisings associated with the development have been extensively considered, along with off-site and on-site mitigation methods. This applicant has agreed to a condition for water efficiency restricting water use to a maximum of 85 litres per person per day. The applicant shall achieve Nutrient Neutrality through the acquisition of credits via Wiltshire council scheme therefore nutrient arisings should not prevent the approval of this development.

Figures

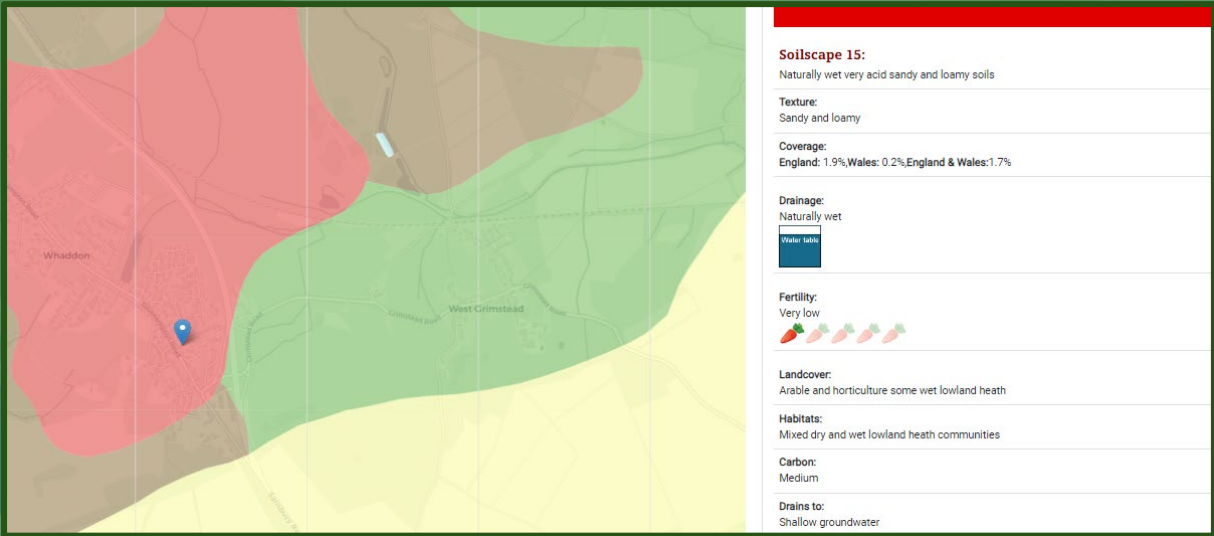
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Figure 1 – Annual Rainfall (mm/year)



Figure 2 – Soil Type



Appendix 1 – Development Nutrient Budget Calculations

For convenience – press “Alt + Left Arrow” to return to the section of the report



Nutrients from wastewater

This sheet contains 2 tables. The tables are separated by a heading, which describes the following table.

Note: You will need to fill in cells B5 to B9 in the first table 'Water infrastructure information'. Cells B10 is automatically calculated and will state '0.00' unless the user inputs have been entered. Cells A11 to A12 and B11 to B12 are automatically generated and will state 'Not applicable' depending on the inputs to cells B5 and B9. You may need to fill in cell C10 depending on the information you entered in cell B9. Cells C5 to C9 and cells C11 to C12 are intentionally blank cells. You do not need to fill in any cells in the second table 'Final calculation of nutrient load from wastewater'. Cells B16 to B18 are automatically calculated and will state '0.00' unless the user inputs have been entered to the first table 'Water infrastructure information'. Cells A19 to A22, cells B20 and B22 are automatically generated and will state 'Not applicable' depending on the user inputs to the first table 'Water infrastructure information'. Cell B15, cell B19 and cell B21 are intentionally blank cells.

How to fill in the table 'Water infrastructure information'

Cell B5: Enter the date of first occupancy.

Cell B6: Enter the average occupancy rate of the development. The default rate is 2.4, this should not be edited without sufficient evidence.

Cell B7: Enter the water usage. This value should be kept at 120 unless other efficiency measures are used.

Cell B8: Enter the total number of dwellings or units that will be within the development site as of the project completion date.

Cell B9: Choose the receiving wastewater treatment works (WwTW) from the dropdown list.

If you select 'Package Treatment Plant user defined' or 'Septic Tank user defined', you must enter their certified value of total phosphorus (TP) in cell C10. Otherwise the default values will be used in the calculation of the nutrient load associated with wastewater.

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 B10 to B12. If applicable, up to 3 values for the nutrient loading associated with wastewater will be presented in cell B18, B20 or B22.

Water infrastructure information

Description of required information	Data entry column - user inputs required	Additional data entry column - user inputs may be required
Date of first occupancy (dd/mm/yyyy):		
Average occupancy rate (people/dwelling or people/unit):	2.40	
Water usage (litres/person/day):	95	
Development proposal (dwellings/units):	1	
Wastewater treatment works:	Salisbury (Petersfinger)	
Current wastewater treatment works P permit (mg TP/litre):	1.00	
Not applicable	Not applicable	
Post 2030 WwTW P permit (mg TP/litre):	0.25	

Final calculation of nutrient load from wastewater

Description of values generated	Values generated
Post-2030 wastewater nutrient Loading	
Additional population (people):	2.40
Wastewater by development (litres/day):	228.00
Annual wastewater TP load (kg TP/yr):	0.02
Pre-2030 wastewater nutrient loading	
Annual wastewater TP load (kg TP/yr):	0.07
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.

Note: You 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 A27, and B11 to B27 in the second table 'Current land uses'.

Cells B28, C11 to C28 are automatically calculated and will state '0.00' unless the 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 a 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 list. If the rainfall volume is not on the list, select the nearest value.

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 phosphorus (TP). The total nutrient load from current land uses is shown in cell C28 for TP.

Current land use information

Description of required information	Data entry column - user inputs required
Operational catchment:	Avon Hampshire
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	750.1 - 800
Within nitrate vulnerable zone (NVZ):	Yes

Current land uses

Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual phosphorus export (kg TP/yr)	Notes on data
Commercial/industrial urban land	0.08	0.09	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
Totals:	0.08	0.09	

Nutrients from future land use

This sheet contains one table.

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.

How to fill in the table 'Future land uses'

Cells A5-A21: Choose the future (post-development) land use type(s) of landcover present on the new site from the dropdown list
Cells B5-B21: Enter the area in hectares of each land use type.

The nutrient load from future land uses is shown in cells C5 to C21 for total phosphorus (TP).

The total nutrient load from future land uses is shown in cell C22 for TP.

Future land uses

New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual phosphorus export (kg TP/yr)
Residential urban land	0.08	0.13
		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:	0.08	0.13

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 cells 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 B24 for total phosphorus (TP).

Total nutrient budget calculations

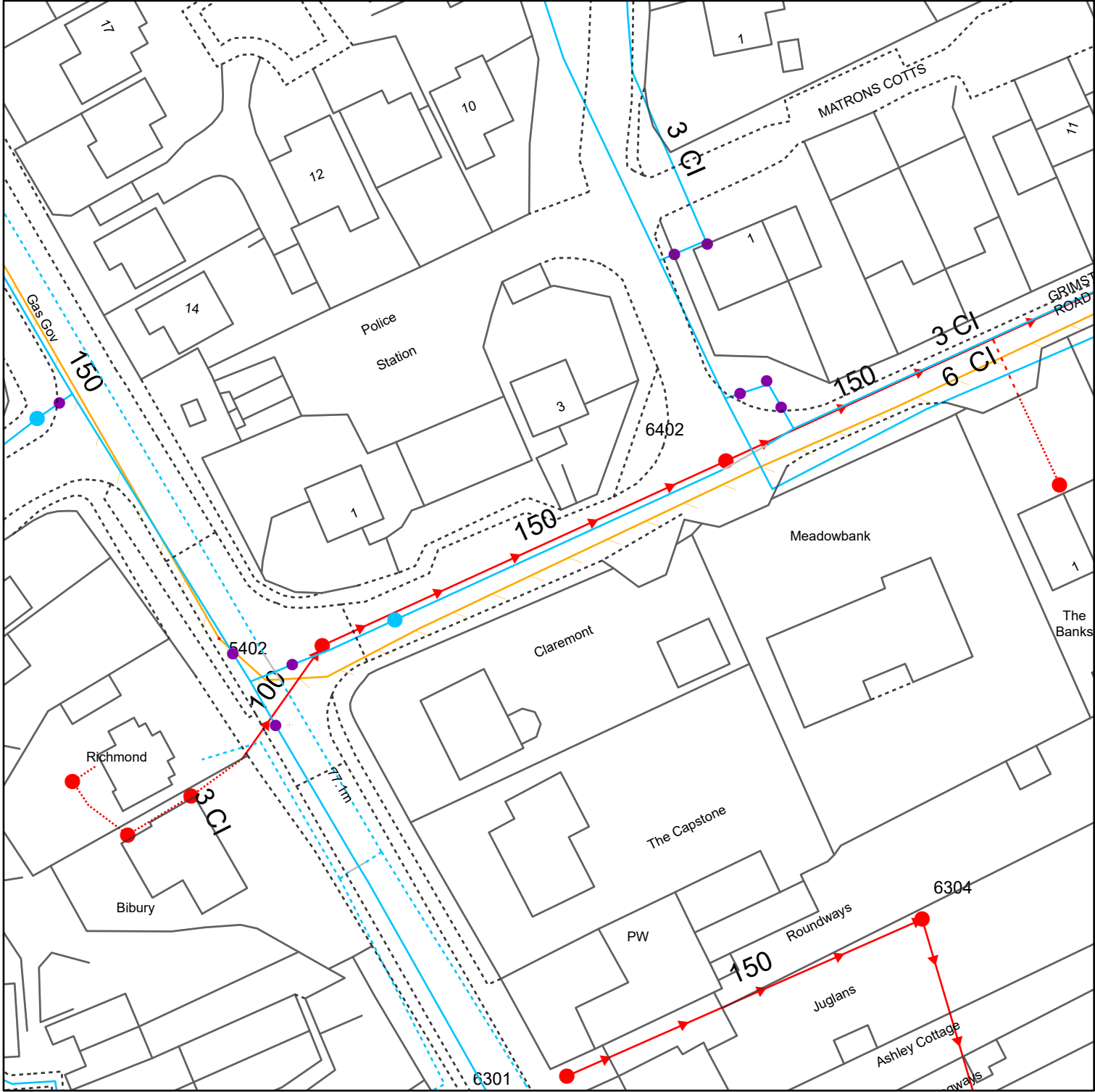
Description of values generated	Values generated
Wastewater TP load (kg TP/year):	0.02
Net land use TP change (kg TP/year):	0.03
TP budget:	0.05
TP budget + 20% buffer:	0.06
Annual nutrient budget	
The total annual phosphorus load to mitigate is (kg TP/yr):	0.06
Pre-2030 nutrient budget	
The total annual phosphorus load to mitigate is (kg TP/yr):	0.12
Not applicable	
Not applicable	Not applicable

Appendix 2 – Statutory Undertaker Maps

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Wessex Water Network Map



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WATER MAINS		SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
— Distribution	— Washout	Foul	—	—	—	— Rising Mains	— Private Rising Mains
— Washout	—	Surface	—	—	—	— Standby Rising Mains	— Culverted Watercourse
— Raw Water	—	Combined	—	—	—	— EDM Effluent Disposal	— Highway Drain
— Abandoned	—	Abandoned	—	—	—	— Overflow	— Use Unknown
— Private	—	Colours generally indicate the use of the sewer/drain (i.e. Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).	—	—	—	— Syphon	— Status Unknown
FITTINGS		STRUCTURES		OTHER STRUCTURES		OTHER STRUCTURES	
● Hydrant	● Other	● Manhole - Foul	△ Pumping Station - Surface	■ Attenuation Tank	■ Chamber	■ Tunnel	■ Interceptor
		○ Manhole - Surface	▲ Pumping Stn - Foul/Combined	■ Storage Tank			
		● Manhole - Combined	□ Gully				
		— Inlet	— Vent Column				
		— Outfall	— Rodding Eye				
		— Lamphole	— Catchpit				
		■ Bifurcation - Foul	— Flushing Chamber				
		■ Bifurcation - Surface	— Soakaway				
		■ Bifurcation - Combined	— Non Return Valve				
		■ Combined Sewage Overflow	— Air Valve				
			— Hatch Box				
			— Washout				

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Wessex Water
YTL GROUP

Date: 16/10/2024
Centre: 419607E, 126436N
Scale: 1:625
(when printed at A4 size)

Appendix 3 – Existing Site Plan

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Client

Gainsborough Group
Construction Ltd.

Job

Alderbury Police Station
Grimstead Road
Alderbury
Wiltshire
SP5 3EX

Title

Conversion of former Police Station
into residential dwelling.
Existing Site Layout

Scale

1:500@A3

Date

December 2023

Drawn

Stewart Maxwell BSc. (Hons)

Drg Number

APD-13-23-03



APEX
PLANNING
DESIGN

tel: 01173 790910

Email: adrian@apexpd.co.uk

Appendix 4 – Proposed Site Plan

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Appendix 5 – Cenergist HL2024 Flow Regulation Valve

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Benefits of MeterSave – PCC ranges

Our independent assessment of MeterSave benefits by pre installation PCC:

Consumption per person per day (1/day)	Average Per Capita Consumption Pre Install	Average Per Capita Consumption Post Install	# Properties Visited	% Savings
Below 50	34	23	184	32.9
50 to 75	64	46	402	28.1
75 to 100	87	66	593	24.6
100 to 125	112	85	643	23.6
125 to 150	135	100	503	25.8
150 to 200	171	124	635	27.3
200 to 300	237	159	411	32.8
300 to 400	341	217	129	36.5
above 400	690	421	114	39.0

Benefits measured:

- Building Regs (Part G) requires properties to be built to 120lp/p/d or 110 l/p/d in water stressed areas.
- Were the per capita consumption was between 100 to 125 litres per person per day the installation of a MeterSave device reduced the consumption by 23.6%.
- Savings are consistent, on a percentage basis, across all pre installation PCC levels.

Sample size is c3,000 properties from across multiple clients England.

Methodology:

- Properties excluded from the analysis included empty properties, properties with missing meter reads and faulty meters.
- Percentage saving was calculated as a factor of the average pre and post PCC (comparison with percentage savings at the property level gave similar results).

Limitations:

No significant data limitations.

Benefits of MeterSave – Property age



We have completed an independent review of the 2P savings data

Summary of benefits

Where the per capita consumption was between 100 to 125 litres per person per day the installation of a MeterSave device **reduced the consumption by 23.6%.**

Savings are consistent, on a percentage basis, across all pre installation PCC levels.

29.61 l/p/d saved on average in properties **from 2010**. Total property saving of 79.65 litres with average occupancy of 2.69.

31.35 l/p/d saved on average in properties **from 2015**. Total property saving of 100.95 litres with average occupancy of 3.22.

Our 'supply only' package include **full technical support and services.**

Appendix 6 – Credit Screening Certificate

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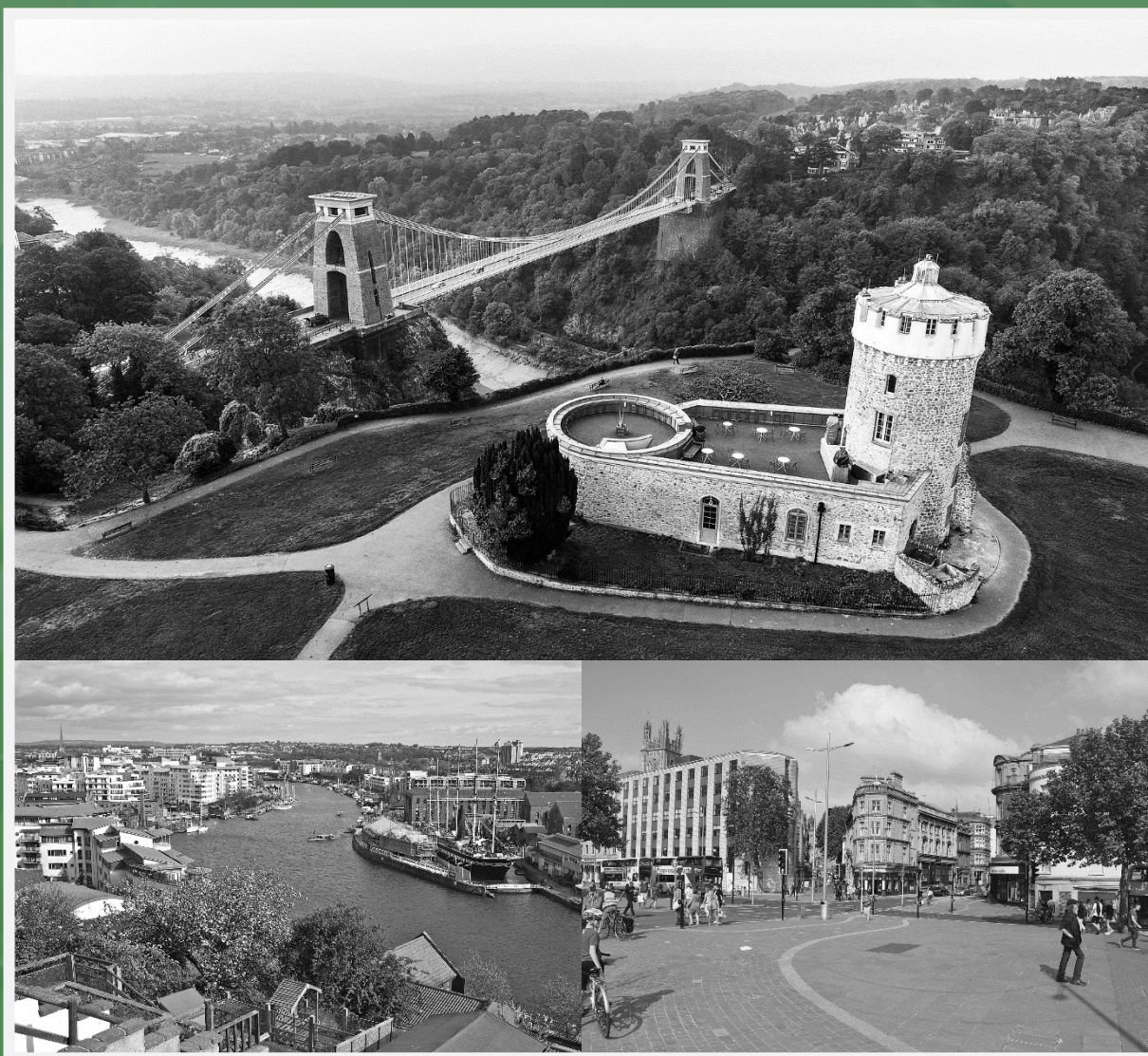
HAMPSHIRE AVON CREDIT SCREENING APPROVAL CERTIFICATE

Location of Site	Wiltshire Police Station, Grimstead Road, Whaddon, SP5 3EX
Full name and address of applicant	Mr Reed Gainsborough Station Developments Ltd Units 1 and 2 Western Farm 32 Taunton Road Bridgwater TA7 9BG
Proposed Development	Conversion of former police station to dwelling with garage and hobby space
Planning application number	PL/2024/09427
Name of Case Officer	Joe Richardson
Planning officer approval -- Deliverability test 1 Application complies with saved housing site allocation policies (Appendix D, Wiltshire Core Strategy) and / or Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy (excluding Core Policy 37 (Military Establishments)), Wiltshire Housing Site Allocation Plan (2020), made Neighbourhood Plans, Core Policy 44 (rural Exception sites), Core Policy 46, Core Policy 47 and Core Policy 48	Yes Date - 19.11.25
Planning officer approval -- Deliverability test 2 Planning application has no significant matters outstanding for planning application.	Yes Date - 19.11.25
Ecology officer approval Approval of Nutrient Budget	Document reviewed – Pre 2030 Budget – 0.12kg TP/year Budget approved - Yes Date - 15.10.25

Any other matters / Notes	
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ISO 19650 Filing Notation

Project	
0XXX	Project Number
Originator	
ENV	Enviren
Functional Breakdown	
S1	Planning submission
S2	Technical submission
S3	Construction Information
S4	As built details
Spatial Breakdown	
SW	Southwest
EE	East of England
SE	South East
WM	West Midlands
EM	East Midlands
YO	Yorkshire
NW	North West
NE	North East
LO	London
OT	Other
Form	
DR	Drawing
GR	Diagram
TR	Textual Report
Discipline (relevant)	
C	Civil Engineering
E	Environmental Engineering
G	Ground Engineering
O	Other Discipline
T	Town and Country Planning and Building Control
W	Water Engineering
Z	Multiple Discipline
Number	
000X	Report number



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