

Nutrient Neutrality Assessment Report REV A 26.08.26

Proposed Development: Land between Long Craggs and Bower House, Church Street, Bowerchalke Salisbury (River Avon SAC Catchment)

Application Number: PL/2026/01754

Total Annual Phosphorus Load to Mitigate: 0.16 kg TP/yr

UPDATE FOLLOWING ECOLOGY COMMENTS 30.06.26

1. Context

The application site falls within the Hampshire Avon catchment area, which has been identified by Natural England as requiring nutrient neutrality strategies regarding phosphorus burdens. This statement is submitted in direct response to the comments raised by the Wiltshire Council Ecology Team. (dated 30.06.26).

2. Proposed Mitigation Pathway

As this application seeks Permission in Principle (PiP), the exact layout, internal space standards, and drainage design are not yet complete.

To satisfy the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended), the applicant intends to utilise the Wiltshire Council-Led Strategic Mitigation Scheme. The phosphorus deficit generated by the final layout will be mitigated via the purchase of developer credits from the Council at the established market rate.

3. Procedural Mechanism

The applicant acknowledges that a Habitats Regulations Assessment (HRA) must be satisfied before development can commence. In accordance with the nature of a PiP application, it is requested that:

- The principle of using the Council-led credit scheme is accepted at this stage.
- The formal submission of the Natural England Nutrient Budget Calculator(updated REV A enclosed) to be deferred to the subsequent Technical Details Consent (TDC) application stage.
- The securing of the Credit Screening Approval Certificate be made a formal requirement/condition of the TDC stage.

4. Amendments made to Budget Calculator:

- Rainfall changed to 1,000 – 1,100mm
- Nutrients from future land use increased to 0.06ha
- SuDS removed
- Nutrient Statement updated below. Additions / amendment highlighted in yellow.

5. Package Treatment Plant

- Details updated below and specifications and PIA Certificates enclosed.
 - PTP will discharge to a drainage field.
 - At this stage of the PiP, there is insufficient detail of the proposed house and associated drainage to fully commit to the location of the PTP and its drainage field. This detail is to be provide as part of the TDC stage.
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1. Summary

This assessment evaluates the phosphorus impact of a proposed single dwelling on land between Long Craggs and Bower House, Church Street, Bowerchalke Salisbury within the River Avon SAC catchment. Using the Natural England River Avon SAC Nutrient Neutrality Calculator (v03.01.6), the development produces a residual phosphorus load of **0.16 kg TP per year**.

This figure is achieved through:

- A high-performance **package treatment plant** with a certified **0.2 mg/L TP effluent standard** (Combination of a Marsh Ensign EL and Marsh MI Phos-Lite) Specification and PIA certificates enclosed.

The methodology follows Natural England guidance in full. The remaining 0.16 kg TP/yr must be mitigated through an approved off-site scheme. **In this instance the council-led scheme is preferred.**

2. Full Nutrient Neutrality Assessment Report

The nutrient neutrality assessment demonstrates that the proposed development generates a small residual phosphorus load of **0.03 kg TP/yr** after SuDS treatment and land-use adjustments. This report outlines the methodology, inputs, and justification for all assumptions.

Site Description

- Location: SP5 5BE
- Catchment: Avon Hampshire
- Site area: 0.06 ha
- Current land use: Horticulture
- Future land use: 0.06 ha residential
- Soil: Freely draining
- Rainfall: -1,000 – 1,100 mm
- NVZ: Yes

Conclusion

The development cannot achieve full neutrality on-site but has reduced its phosphorus load to a minimal level. The remaining 0.16 kg TP/yr must be mitigated.

Mitigation Option

To offset **0.16 kg TP/yr**, a commitment to purchase of River Avon nutrient credits via the Council-led scheme is preferred.

Statement of Compliance

This assessment follows Natural England's statutory methodology and uses only approved calculator outputs.

Manufacturer Evidence for the PTP

The proposed Package Treatment Plant incorporates a tertiary phosphorus-removal module capable of achieving **0.2 mg/L TP** effluent concentration.

Evidence Summary – Utilising a combination of a Marsh Ensign EL and Marsh MI Phos-Lite:

- Manufacturer testing demonstrates TP effluent concentrations between **0.1–0.3 mg/L**.
 - Phosphate-binding media provides long-term adsorption capacity.
 - System is compliant with EN12566-3 and suitable for nutrient neutrality applications.
 - Maintenance schedule ensures consistent performance.
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