NUTRIENT NEUTRALITY ASSESSMENT AND MITIGATION STRATEGY (NNAMS)

FULL PLANNING APPLICATION FOR THE CREATION OF 9 GUEST ROOMS WITHIN THE PUBLIC HOUSE

THE SILVER PLOUGH, PITTON, SALISBURY, SP5 1DU

Background
Full planning permission is sought for alterations to the internal layout to create 9 guest rooms within the public house premises.

The premises are within the hydrological catchment of the River Test which forms part of the Solent Protected Sites and it is therefore necessary to demonstrate that the proposed guest accommodation will achieve nutrient neutrality.

Nutrient Load of the Proposed Development
The Nutrient Calculator for the Solent Maritime confirms that the total annual nitrogen (TN) load to mitigate for the 9 guest rooms, with the Council's standard 80% occupancy rate (1.92) applied to tourist accommodation, will be 9.91 kg TN/yr. This is based on wastewater discharging to Southern Water's public sewer network in Pitton which Southern Water's Developer Services confirmed drains to the East Grimstead treatment works.

A copy of the completed Nutrient Calculator is provided with the application and the final nutrient budgets worksheet in the Calculator is appended to this NNAMS. A copy of Southern Water's network map for the site is also appended.

Proposed Mitigation Strategy
The Applicant will purchase nitrogen credits through the Council's Strategic Nitrogen Mitigation Scheme which is available for proposals within the River Test catchment in Wiltshire.

The purchase of the nitrogen credits prior to development commencing will be secured as a planning obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as amended) using the Council's template unilateral undertaking (UU).

A signed S106 UU will be submitted before planning permission is granted.

Conclusion
The S106 UU will ensure that the required nitrogen credits will be purchased before development commences to achieve nutrient neutrality for the purposes of the Council's Habitat Regulations Assessment to ensure the proposal does not affect the integrity of the Solent Protected Sites.

Final nutrient budgets

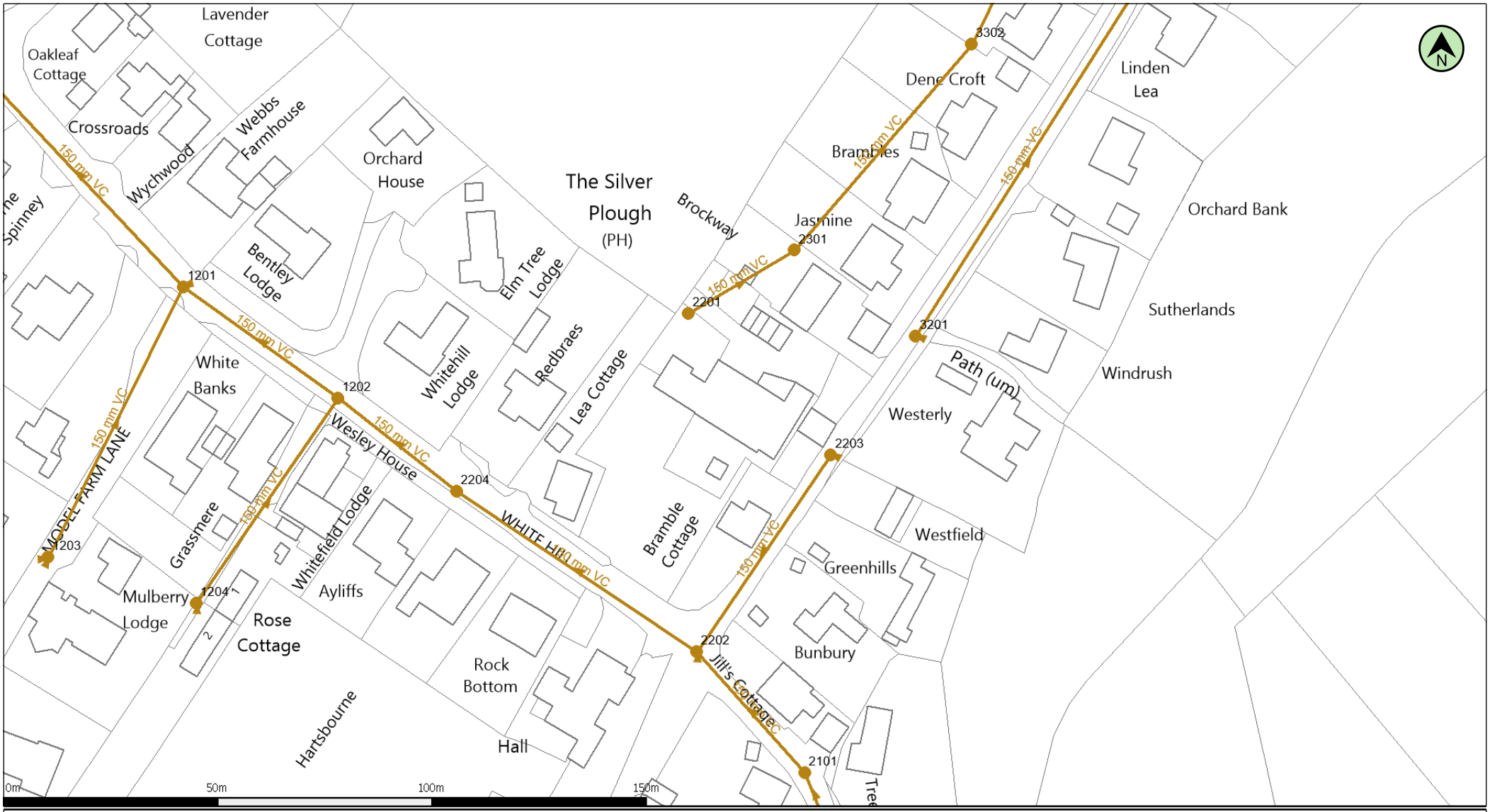
This worksheet contains one table. This table is automatically populated using the outputs from the previous worksheets.

Note: You do not need to fill in any cells in the table. Cells B5 to B8 and cell 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 B14 for total nitrogen (TN).

Total nutrient budget calculations

Description of values generated	Values generated
Wastewater TN load (kg TN/year):	**6.82**
Net land use TN change (kg TN/year):	**1.88**
TN budget:	**8.70**
TN budget + 20% buffer:	**10.44**
Annual nutrient budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	**10.44**
Pre-2030 nutrient budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	**26.80**
Not applicable	
Not applicable	**Not applicable**



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Wastewater Plan A4
Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122 .This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Foul Gravity Sewer
Combined Gravity Sewer
Culverted Water Course or Treated Effluent
Surface Water Gravity Sewer
Rising Main, Vacuum or Syphon
Combined Outfall
Surface Water Outfall
Foul Outfall
Surface Water Inlet
Combined Pumping Station
Surface Water Pumping Station
Foul Pumping Station
Water Treatment Works
Section 104 Area
Building Over Agreement Area
Foul Manhole
Combined Manhole
Surface Water Manhole
Side Entry Manhole, Demarcation Chamber, Dummy Manhole or Surface Water Soakaway

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Silver Plough, Pitto

WATER for LIFE from Southern Water.

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1201	F	79.89	78.32	-
1202	F	82.09	80.49	-
1203	F	81.07	79.77	-
1204	F	83.03	81.96	-
2101	F	92.77	91.32	-
2201	F	87.85	0.00	-
2202	F	89.12	87.51	-
2203	F	91.47	89.87	-
2204	F	84.13	82.42	-
2301	F	90.54	0.00	-
3201	F	91.72	90.17	-
3302	F	89.61	0.00	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert