Appropriate Assessment for Application ref: 21/02154/OUT, Outline application for the erection of three dwellings, with some matters reserved except for access, layout and scale. at Land Os 1615 Part Northfield Somerton Somerset TA11 6SJ. Prepared by David Hiscox, Woodrow Dairy Ltd.

This document represents the Appropriate Assessment undertaken by Somerset Council as Competent Authority in accordance with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity.

In accordance with People Over Wind & Sweetman v Coillte Teoranta (Case C- 323/17), Somerset Council has concluded that, discounting any mitigation, the above application will have a likely significant effect on the Somerset Levels and Moors Ramsar.

Designated site	LSE Y/N	Cause of Adverse effects
Somerset Levels and Moors Ramsar	Y	The application site falls within the hydrological catchment of Somerset Levels and Moors Special Protection Area (SPA). The site is also listed as of International Importance under the Ramsar Convention (Ramsar) as the Somerset Levels and Moors Ramsar Site. The Somerset Levels and Moors Ramsar site, underpinned by multiple SSSI's, is designated for its internationally important wetland habitats and species. The ditches and channels of the wetland are a component of this broad habitat type, supporting a diverse range of fauna and rare invertebrate species. In relation to the Somerset Levels and Moors SPA, based on their current understanding, Natural England is satisfied that additional nutrients from typical new developments described in this letter are unlikely, either alone or in combination, to have a likely significant effect on the internationally important bird communities for which the site is designated. However, the interest features of the Somerset Levels and Moors Ramsar Site, including many of the ditches and channels, are considered unfavourable, or at risk, from the effects of eutrophication caused by excessive phosphates. These are largely derived from a combination of point and diffuse pollution sources, which result in algal blooms. Natural England's advice therefore is that additional residential units within the catchment are likely add phosphate to the

		designated site via the wastewater treatment effluent, thus contributing to the existing unfavourable condition and further preventing the site in achieving its conservation objectives.

Designated site affected	Confirmation that adverse effects on integrity are avoided for <u>all</u> features with avoidance/mitigation secured by adherence to the SPD **Y**/N
Somerset Levels and Moors Ramsar	The application comprises the erection of three dwellings which would be connected to mains sewerage (Somerton Waste Water Treatment Works) and then drains into the catchments of the River Parrett, which subsequently discharges into the hydrological catchment of the Somerset Levels and Moors European Site. The applicant has provided a Nutrient Assessment which is guided by Natural England's advice on nutrient neutrality in relation to the Stodmarsh designated sites. The submitted Nutrient Assessment relies on the purchase of phosphorus credits from Woodrow Farm Phosphorus Credits Scheme. The submitted Nutrient Assessment which is provided in Appendix 2 demonstrates that wastewater production and land use change arising from the proposed development will generate an additional 0.18 kg of phosphorus (TP) per year (including a 20% buffer) after December 2024 (Post AMP7). The NNAMS proposes to mitigate for the additional phosphorus by purchasing 0.18 of Nutrient Credits from Woodrow Farm Phosphorus Credits Scheme (each credit equivalating to mitigate 1kgTP/yr). Evidence of a transactional agreement/purchase between the applicant and Woodrow Farm Phosphorus Credits Scheme to purchase 0.18 of Nutrient Credits is provided in Appendix 1. It is demonstrated that by purchasing 0.18 Credits it would be phosphate neutral and ensured that any such credits will benefit the same sub-catchment as the application site, in this case the River Parrett – see Appendix 3. <u>Assessment of Likely Significant Effects (LSE):</u> The Phosphorous budget calculation clearly demonstrates that additional Phosphorous will be generated, for which the purchase of 0.18 Nutrient Credits (Each credit equivalating to 1kg/yr) from Woodrow Farm Phosphorus Credits Scheme to achieve nutrient neutrality has been proposed. At the Appropriate Assessment stage, it must be possible to rule out all reasonable scientific doubt of an adverse

	effect on a site's integrity. Woodrow Farm Phosphorus Credits Scheme has been approved as a Nutrient Credit bank by Natural England and Somerset Council respectively. Therefore, subject to conditions/S106 Agreement (Please refer to Somerset Ecology Services Consultation Email), it can be concluded no LSE will be achieved as a result of purchasing 0.18 Nutrient Credits from Woodrow Farm Credits Scheme.

Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European sites, this document represents the Appropriate Assessment undertaken by Somerset Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework 2012.

The Appropriate Assessment has concluded that there will not be an adverse effect on the integrity of the Somerset Levels and Moors Ramsar subject to 0.18 Nutrient Credits being purchased by the applicant to mitigate for 0.18 kg/yr of additional phosphorus loading resultant from the development which will subsequently discharge into the River Parrett catchment.

APPENDIX 1
Woodrow Dairy Ltd Letter confirming reservation of credits

WOODROW DAIRY LTD

Mr G Chant
Highfield Farm
Chillaton
Lifton
West Devon
PL16 0JD

19/11/2024

Dear Mr Chant,

Ref: 21/02154/OUT Outline application for the erection of three dwellings, with some matters reserved except for access, layout and scale.

I can confirm that Woodrow Dairy Ltd has available credits to provide the required 0.18 kg of phosphorus mitigation to offset the above development through our approved mitigation scheme at Woodrow Farm, Greenmoor Lane, Yeovil Marsh, Yeovil, Somerset BA21 3QE.

I can also confirm that a reserve fee has been paid and the required 0.18 kg of phosphorus credits have been reserved.

We look forward to being able to provide offsite mitigation for this development.

Yours sincerely,

David Hiscox
Director

APPENDIX 2
Nutrient Assessment

Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)

Bradley Hill Lane, Somerton

Reference: 2400426-ENV-S1-SW-TR-E-0001

Date: 12/11/2024

Enviren

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Executive Summary

This report has been compiled for the support of the development of 3 dwellings off Bradley Hill Lane, Somerton (Grid reference: ST 48183 29061). The proposals are for three dwellings along with associated infrastructure.

This report demonstrates that the development will achieve Nutrient Neutrality through the purchase of P-credits through a third party marketplace.

Contents

1. Introduction

1.1. This report has been compiled for the support of the development of three dwellings off Bradley Hill Lane in Somerton [Grid Reference: ST 48183 29061]. The proposals are for three detached dwellings, with associated paved areas, gardens and infrastructure. This report demonstrates that through the purchase of P-credits through a third party marketplace, the development will achieve Nutrient Neutrality. The site is approximately 0.226 Hectares (2260 m^2) when considering the areas outlined in the site plan.

1.2. The existing site currently consists of cereal land. The construction of the new dwellings would result in an increase in phosphorus discharging into the surrounding water network due to foul water and surface water discharge from the proposed dwellings; however, through suitable mitigation proposals the development will achieve nutrient neutrality (see **Appendix 1**).

Table 1.1 – Site Specific Information

Category	Site Specific Information
Site Name	Bradley Hill Lane, Somerton
Site Location	Somerton, Somerset
Local Authority	Somerset Council
Overall Site Area	0.226 Hectares
Nutrient(s) Considered	Phosphorus
Catchment (Surface Water)	River Parrett
Catchment (Foul Water)	River Parrett

2. Local Context to Nutrient Neutrality

2.1. On 17 August 2020, the former Somerset Authorities that now make up Somerset Council received an advice note from Natural England (NE) concerning the unacceptable levels of phosphates in the Somerset Levels and Moors Ramsar site. These excess phosphates have caused the Ramsar site to be in an 'unfavourable condition'.

2.2. As a result of a court judgment known as Dutch N, the former Somerset Authorities were advised as Competent Authorities under The Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), that Local Planning Authorities must not permit any new residential development, infrastructure that supports agricultural intensification, anaerobic digesters, some tourism development and development that provides overnight accommodation unless it 'can be certain beyond a reasonable doubt' that it would not give rise to additional phosphates within the hydrological catchment of the Somerset Levels and Moors Ramsar Site. The types of development affected by this advice from Natural England, and subject to a Habitats Regulations Assessment to assess the impact of phosphates, include:

- New residential units – including tourist accommodation, gypsy sites /pitches
- Commercial developments – where overnight accommodation is provided
- Agricultural Development – additional barns, slurry stores etc. where it is likely to lead to an increase in herd size
- Anaerobic Digesters
- Possibly some tourism attractions
- Within the River Axe SAC catchment development undertaken through the "prior approval" decision-making process under the General Permitted Development Order (2015)
- Since receipt of Natural England's letter, Somerset Council is working hard to minimise delay and uncertainty in regard to planning applications.

3. Background Information

Site Location

3.1. The site is located off Bradley Hill Lane on the northern edge of Somerton and on the western side of Northfield Road. The site is located approximately 5.4 kilometres east of Langport, 5.5 kilometres west of Charlton Adam and approximately 7.3 kilometres south of Street. The exact location can be found in **Figure 3.1**:

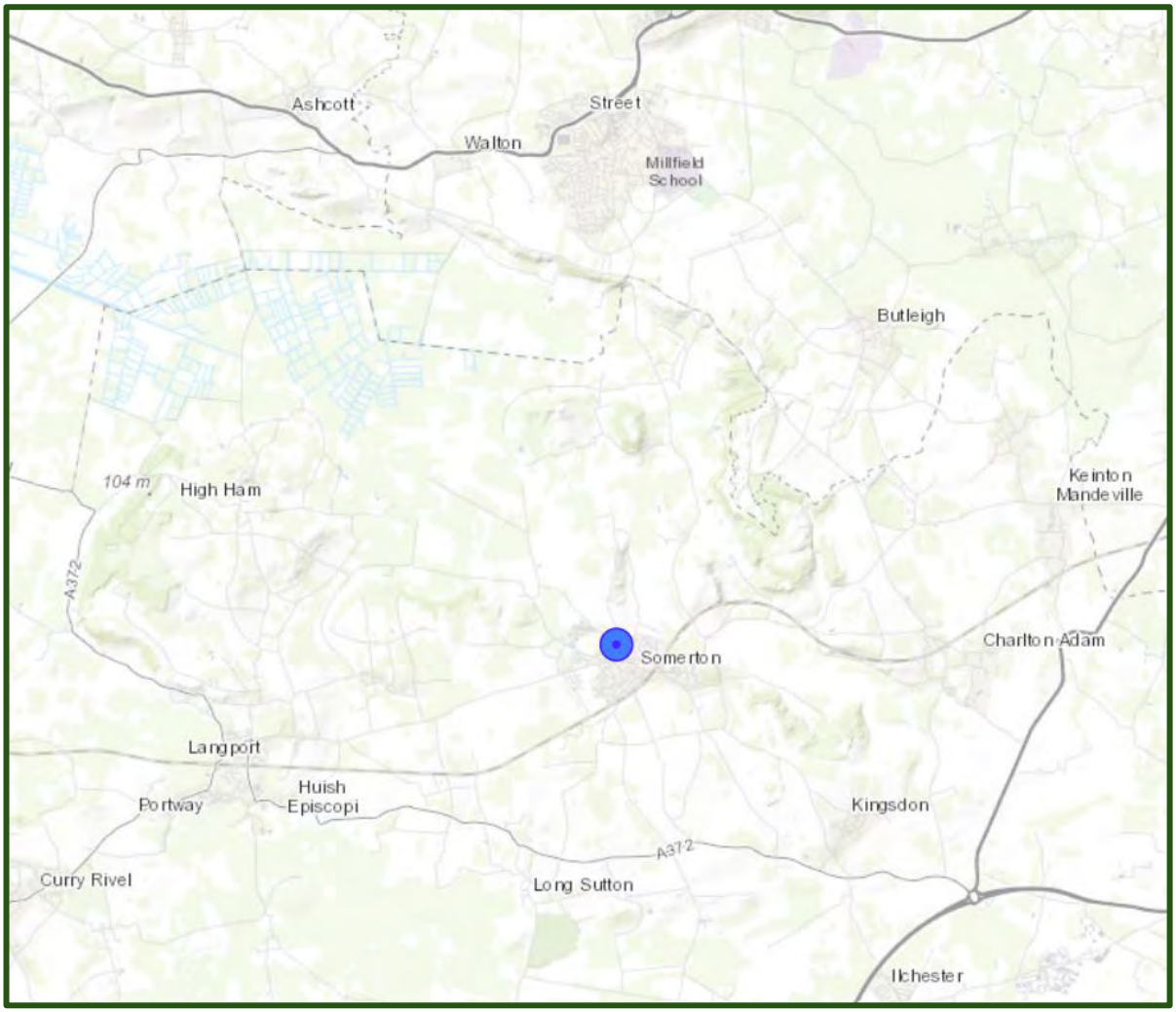

Figure 3.1 – Site Location

Outline Site Hydrology

3.2. Interrogation of local topographical information identifies that overland flows from the site are directed to the southeast and into the Mill Stream to the south of Somerton. The Mill Stream runs in an easterly direction before discharging into the River Cary to the east of Somerton. The River Cary runs in a northerly direction turning west at Etsome. The River Cary becomes the King's Sedgemoor Drain at Henley. The King's Sedgemoor Drain runs in a north-westerly direction and makes a connection to the River Parrett at Dunball some 20.7km to the northwest of the application site.

3.3. Statutory Undertaker mapping (**Appendix 2**) also indicates that there are foul sewers around the site parcel to the east in Northfield which run to the Somerton STW which discharges to the River Parrett.

Figure 3.2 – SCALGO Topographic Data – Site Hydrology

3.4. The development sits within the hydrological catchment of the Somerset Levels and Moors Ramar/SPA as indicated in **Figure 3.3**.

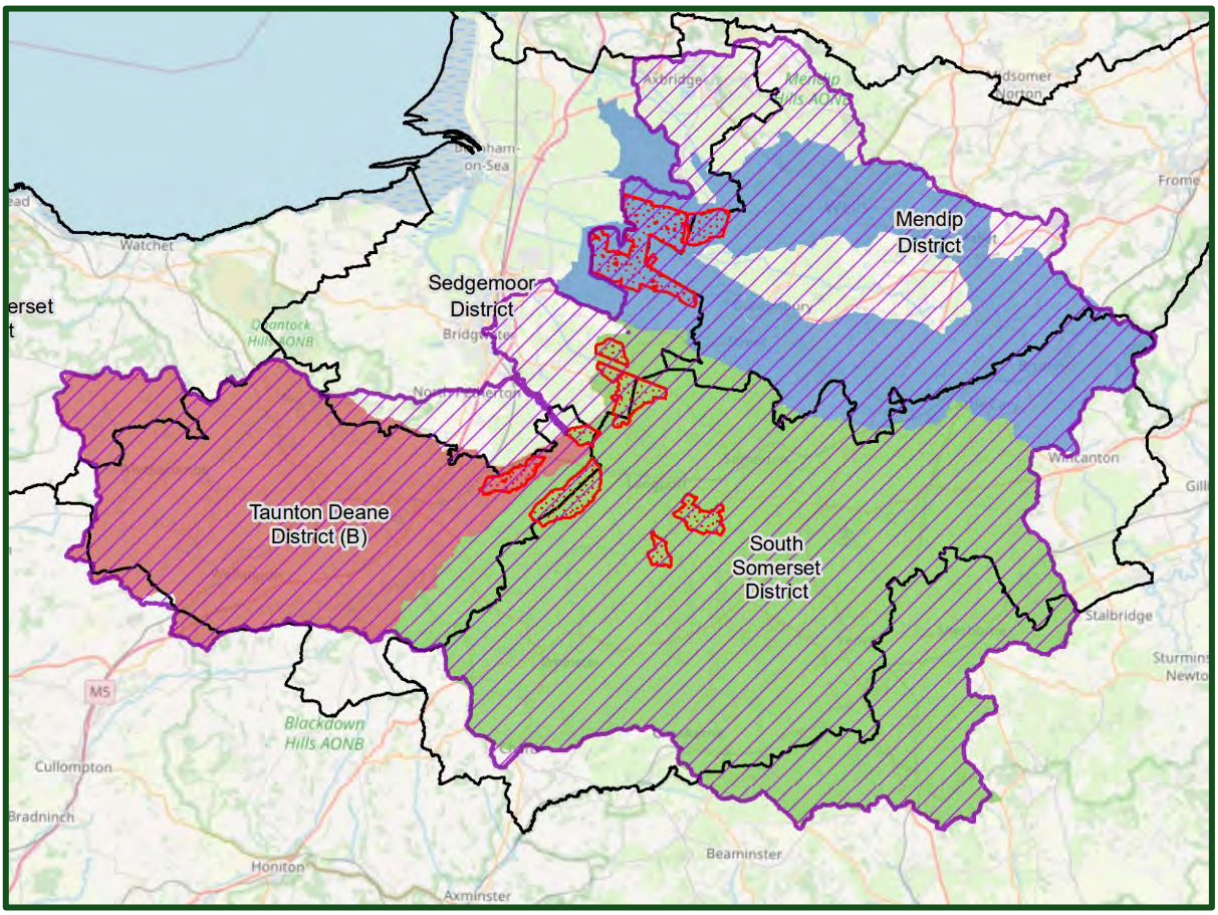

Figure 3.3 – Hydrological Catchment Plan

Existing Site Description

3.5. The area to be developed currently constitutes cereal land. The site is bordered to the north by a new school. To the south lies Bradley Hill Lane and residential properties. To the east the site is bordered by Northfield Road and further residential properties. To the west sits further cereal and agricultural land.

3.6. The site is approximately 0.226 hectares in size when considering the areas in the site plan (see **Appendix 3**).

Figure 3.4 – Aerial Reconnaissance Photography

4. Development Proposals

4.1. The development is to consist of three residential dwellings with associated infrastructure.

Foul Water Drainage

4.2. The foul water drainage from the proposed dwellings will discharge to the foul sewers, east of the dwellings, where it will then be treated at Somerton STW.

Surface Water Drainage

4.3. The surface water will discharge to both ground and to the wider water network. A plan of the strategy can be found in **Appendix 4**. Through the proposed surface water drainage proposals the development can be classified as "Low density residential urban land". The impermeable surface area of the development only takes up **49.2%** of the site parcel (0.111 hectares) and thus falls below 50% as per Somerset Council's requirements. The density of the development will be less than 25 dwellings per hectare: 3/0.226=13.274 i.e. 13.274 dwellings per hectare.

5. Development Nutrient Calculator Calculations

5.1. The direct output of the Royal Haskoning DHV 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 Royal Haskoning DHV 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	3	
Average occupancy rate	2.3	
Water usage	120	
Wastewater treatment works	Somerton	
Wastewater treatment works TP permit (mg/litre)	4.09 (Pre-2025)	
	0.45 (Pre-LURA)	
	0.23 (Post-LURA)	
Annual wastewater TP load	+1.24kg/year (Pre-AMP7)	
	+0.14kg/year (Pre-LURA)	
	+0.07kg/year (Post-LURA)	
Stage 2 – Existing Land Use		
Catchment	River Parrett	
Soil drainage type	Freely Draining	
Annual average rainfall (mm)	700-750	
Within Nitrate Vulnerable Zone	No	
Former Land Use	**Land Use**	**Area (hectares)**
	Cereals	0.226
Annual nutrient export (kg TP)	-0.04kg/year	
Stage 3 – Proposed Land Use		
Proposed Land Use	**Land Use**	**Area (hectares)**
	Low Density Residential Urban	0.226
SuDS removal efficiency	85%	
Annual nutrient export (kg TP)	+0.05kg/year	
Stage 4 – Final Nutrient Budget		
The total annual nutrient load generated	+1.50kg/year (Pre-AMP7)	
	+0.18kg/year (Pre-LURA)	
	+0.10kg/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. The applicant will purchase credits to mitigate the remaining nutrient arisings. The applicant shall achieve Nutrient Neutrality through the proposals and therefore nutrient arisings should not prevent the planning approval being granted.

Figures

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

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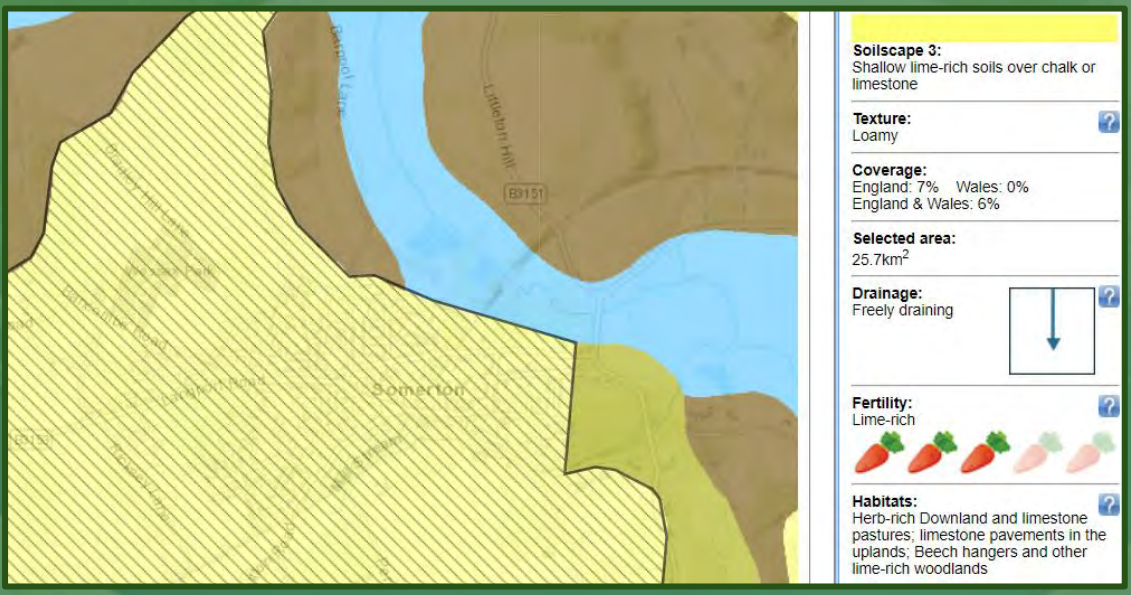
Figure 1 – Annual Rainfall (mm/year)

Figure 2 – Soil Type



Appendix 1
Development Nutrient Budget Calculations

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

Stage 1 **Calculate nutrient load (Kg/year) derived from the development as a result of increased population**

*Note: This calculation should only include the **additional** units resulting from the proposed development, including any development that will result in overnight accommodation. For land not currently in residential use, this will be the total units proposed by the development. However, for land already in residential use, this should only be the increase in units.*

The user should input the relevant number of dwellings into options a, b or c below. In the case of residential developments, only option a is required.

1.	Calculate the additional population	Value	Unit
a	Number of dwellings proposed	3	dwellings
	Average occupancy	2.30	persons/dwelling
b	Number of **additional** rooms above 6 residents (sui generis) for houses in multiple occupation		rooms
		1.00	person/room
c	Number of rooms in a hotel or guest house proposed		dwellings
	Average occupancy	1.60	persons/dwelling
	Number of weeks open per year (1-52)		Weeks
	Average occupancy rate (1-100)		%
	Total population increase generated by the development	**7**	**Persons**

2.	Wastewater volume generated		
	Water use per person	**120**	Litres/person/day
	Wastewater volume generated by the development	**828**	**Litres/day**

Please select how the sewage from the proposed development will be handled, noting that a development must be handled by either a water recycling centre or onsite treatment plants, and cannot be handled by both. Consideration of wastewater loading is not required where a site drains to a WRC that does not drain in to the Somerset Levels and Moors catchments

Is sewage to be handled by water recycling centre? Yes

Is sewage to be handled by Onsite treatment plants? No

3a. TP budget that would exit the Water Recycling Centre (WRC) after treatment

Note: If the sewage is to be treated by WRCs then the user should select "Yes" in the list above. If package treatment plants are to be used instead, then the user should select "No" above.

This is the process of collecting wastewater from houses and guiding it, via the sewage network, to a WRC (also known as sewage works). The nutrient concentration of the influent is calculated by multiplying the number of people by the expected water usage per day. The nutrient concentration within the effluent is calculated by applying the discharge level of the appropriate WRC. The nutrient loading is expressed in kg/year.

Confirm receiving WRC and discharge level	Value			Unit
Select the WRC the development will connect to	Somerton STW			
	Current discharge	Post 2025 discharge	Post 2030 discharge	
Phosphorus WRC discharge level	4.09	0.45	0.23	mg/l

Note: Please use the drop down lists to select the WRC that the proposed development will be connected to. If the WRC is not known, then please select 'Unknown' from the drop down list. If there is a permit limit change for the period 2025-2030, the discharge level and nutrient load will appear.

Calculate the nutrient load discharged by the WRC	Value			Unit
	Current discharge	Post 2025 discharge	Post 2030 discharge	
TP discharged by WRC	1.24	0.14	0.07	kg/year

3b. TP budget for Onsite treatment plants

Note: If the sewage is to be treated by on-site treatment plants then the user should select "Yes" in the list above. If wastewater treatment works are to be used instead, then the user should select "No" above.

On-site treatment plants are pre-manufactured treatment facilities used to treat wastewater in smaller communities or on individual properties. This concept is defined as decentralized wastewater treatment. The nutrient influent is calculated by multiplying the number of people by the expected loading per person. The nutrient effluent is calculated by applying the reduction efficiency. The nutrient loading is expressed in kg/year.

Calculate nutrient load after treatment	Value		Unit
Select the type of On-site treatment works	Default septic tank		
Phosphorus discharge level	Please enter 11.6 mg/l in cell to right:		mg/l

Note: The user must input the reduction efficiency of the PTP. The efficiency of the PTP used must be evidenced. The evidence should include the test result documents from the lab (in English) and/ or measured effluent concentrations from real world applications. If the efficiency is unknown then a precautionary default value can be used

Calculate loading from wastewater with onsite treatment plants	Value	Unit
TP discharged by on-site treatment plant	0.00	kg/year

4.	Additional population load	Value			Unit
		Current	Post 2025	Post 2030	
	TP load from additional population	**1.24**	**0.14**	**0.07**	**Kg/year**

Stage 2 **Calculate existing (pre-development) nutrient load from current land use of the development**

Note: Where development sites include existing areas that are to be retained, these areas can be excluded from the calculations in both Stages 2 and 3.

1. Identify current land uses of the development site

	Value	Unit
The user should select the value from the following drop-down list that applies to the development. Use the links below or navigate to the 'Introduction' tab to find instructions on how this information can be acquired.		
Select the Catchment	Parrett	
Select the soil drainage type	Freely draining	
Select annual average rainfall band	700-750	mm/yr
Within Nitrate Vulnerable Zone (NVZ)	No	

Note: Use the links in the 'Introduction' Tab to find the soil type, catchment and NVZ map. The rainfall can be found in the 'Rainfall' tab.

2. Input the area of the existing land use type(s)

			TP loading	
			Parrett	
Residential urban		Hectares	0.00	Kg/yr
Commercial / Industrial		Hectares	0.00	Kg/yr
Urban open space		Hectares	0.00	Kg/yr
Dairy		Hectares	0.00	Kg/yr
Lowland grazing		Hectares	0.00	Kg/yr
Mixed		Hectares	0.00	Kg/yr
Poultry		Hectares	0.00	Kg/yr
Pigs		Hectares	0.00	Kg/yr
Horticulture		Hectares	0.00	Kg/yr
Cereals	0.226	Hectares	0.04	Kg/yr
General arable		Hectares	0.00	Kg/yr
Allotments and city farms		Hectares	0.00	Kg/yr
LFA		Hectares	0.00	Kg/yr
Woodland (e.g. broad-leaved, orchard)		Hectares	0.00	Kg/yr
Greenspace / semi-natural grassland		Hectares	0.00	Kg/yr
Shrub / heathland / bracken / bog		Hectares	0.00	Kg/yr
Water		Hectares	0.00	Kg/yr
Sum total	**0.226**	**Hectares**	**0.04**	**Kg/yr**

SuDS removal

Please input the total TP removal amount (%) calculated for the existing SuDS on site (if present). The calculated value should be justifiable with supporting evidence.

Where the land use falls in the 'low density residential urban' category, for example on small-scale greenfield sites, a standard SuDS removal of 85% should be applied. For this category, the CIRIA SuDS guidance for calculating run-off should not be used in combination. 'Low density residential urban' land is classified as having less than 25 units per hectare and less than 50% hardstanding (this includes all built form, buildings, roads, etc). Both of these criteria need to be evidenced, to include:
1) Dwellings per hectare = No. of dwellings/'Residential Urban' land use area (ha)
2) % of hard standing = (Hard standing (ha) / site extent) x 100

SuDS removal amount		%

3. Calculate loading from current land usage

	Value	Unit
TP load from existing land usage	**0.04**	**Kg/yr**

Stage 3 **Calculate nutrient load for the proposed development**

Note: This section should include all land uses within the proposed development. Where the proposed scheme is to create new wetlands, woodlands, nature reserves, etc. within the development site area, then this should be included within this section. Any offsite mitigation should not be included below, and should instead be inputted in to the mitigation tabs (if required).

1.	Identify proposed land uses of the development site	Value	Unit
	Residential urban	0.226	Hectares
	Commercial / Industrial		Hectares
	Urban open space		Hectares
	Allotments and city farms		Hectares
	Woodland (e.g. broad-leaved, orchard)		Hectares
	Green space / semi-natural grassland		Hectares
	Shrub / heathland / bracken / bog		Hectares
	Water		Hectares

2.	Designed Wetlands		
	Wetland area		Hectares
	TP Banking coefficient		kg/ha/year

Note: Where wetlands are proposed, please input the banking coefficient (i.e. the phosphorus removal amount in kg/ha/yr) calculated for the designed wetland. The calculated value should be justifiable with supporting evidence. Wetland refers to specific designed wetland and not SuDS. For further information on the designing constructed wetlands and deriving the phosphorus removal rate, please refer to the Constructed wetland hub.

3. SuDS removal

Note: The TP removal from SuDS must be entered in the cell below and this will be subtracted from the land use loading calculated from Step 1.

The CIRIA report "Using SuDS to reduce phosphorus in surface water runoff" (C808F) provides further information on the removal rates for different SuDS components and instructions for calculating the TP removal amount. The value entered should be the **total removal percentage**, accounting for both particulate phosphorus and dissolved phosphorus.

Where the land use falls in the 'low density residential urban' category, for example on small-scale greenfield sites, a standard SuDS removal of 85% should be applied. For this category, the CIRIA SuDS guidance for calculating run-off should not be used in combination. 'Low density residential urban' land is classified as having less than 25 units per hectare and less than 50% hardstanding (this includes all built form, buildings, roads, etc.). Both of these criteria need to be evidenced, to include:

1) Dwellings per hectare = No. of dwellings/'Residential Urban' land use area (ha)
2) % of hard standing = (Hard standing (ha) / site extent) x 100

Please input the TP removal amount (%) calculated for the SuDS. The calculated value should be justifiable with supporting evidence.

SuDS removal amount	85	%

Sum total of land uses	**0.226**	**Hectares**

Note: The sum total of land uses must equal the development site area inputted in Stage 2 - the box will colour red if the areas do not match. For more information, please refer to the land use definitions in the help tab.

4.	Calculate loading from proposed land usage	Value	Unit
	TP load from proposed land usage	**0.05**	**kg/year**

Stage 4 **Calculate the net change in nutrient load from the proposed development**

Note: This stage calculates the net change in TP load to the catchment from the proposed development. This is derived by calculating the difference between the load calculated for the proposed development (wastewater, urban area, open space, etc.) and that for the existing land uses. The nutrient budget for the site has been calculated under current and post-2030 permit limits, where applicable. Where applicable, post-2025 WRC permit levels will also appear.

		Current	Post 2025	Post 2030		Summary	
						No. of dwellings	3
1.	Identify the load from additional population	Value	Value	Value	Unit	WRC location	Somerton STW
	TP Loading from additional population	**1.24**	**0.14**	**0.07**	**kg/year**	Current TP discharge concentr	4.09
						Post 2025 TP discharge concer	0.45
						Post 2030 TP discharge concer	0.23
2.	Calculate net change in nutrient load from land use change	Value	Value	Value	Unit	TP current land use	0.04
	TP load from land use change	**0.01**	**0.01**	**0.01**	**kg/year**	TP proposed land use	0.05
3.	Calculate nutrient budget for the development site	Value	Value	Value	Unit		
	TP budget for the site	**1.25**	**0.15**	**0.08**	**kg/year**		
4.	Calculate precautionary buffer	Value	Value	Value	Unit		
	Buffer amount	20	20	20	%		
	Precautionary buffer	**0.25**	**0.03**	**0.02**	**kg/year**		

Note: The figures used throughout this model are based on scientific research, evidence and modelled catchments and represent the best available evidence. However, it is important that a precautionary buffer is used that recognises the uncertainty with these figures and ensures, with reasonable certainty, that there will be no adverse effect on site integrity. As such, a 20% precautionary buffer added to the nutrient budget.

		Value	Value		Unit
5.	**Total nutrient budget for the development site**				
	Total Phosphorus budget for the site	**1.50**	**0.18**	**0.10**	**Kg/year**

Current TP loading

Development will generate additional Phosphorus (Mitigation required) - Please progress to 'Mitigation current' tab

Post 2025 TP loading

Development will generate additional Phosphorus (Mitigation required) - Please progress to 'Mitigation - post 2025' tab

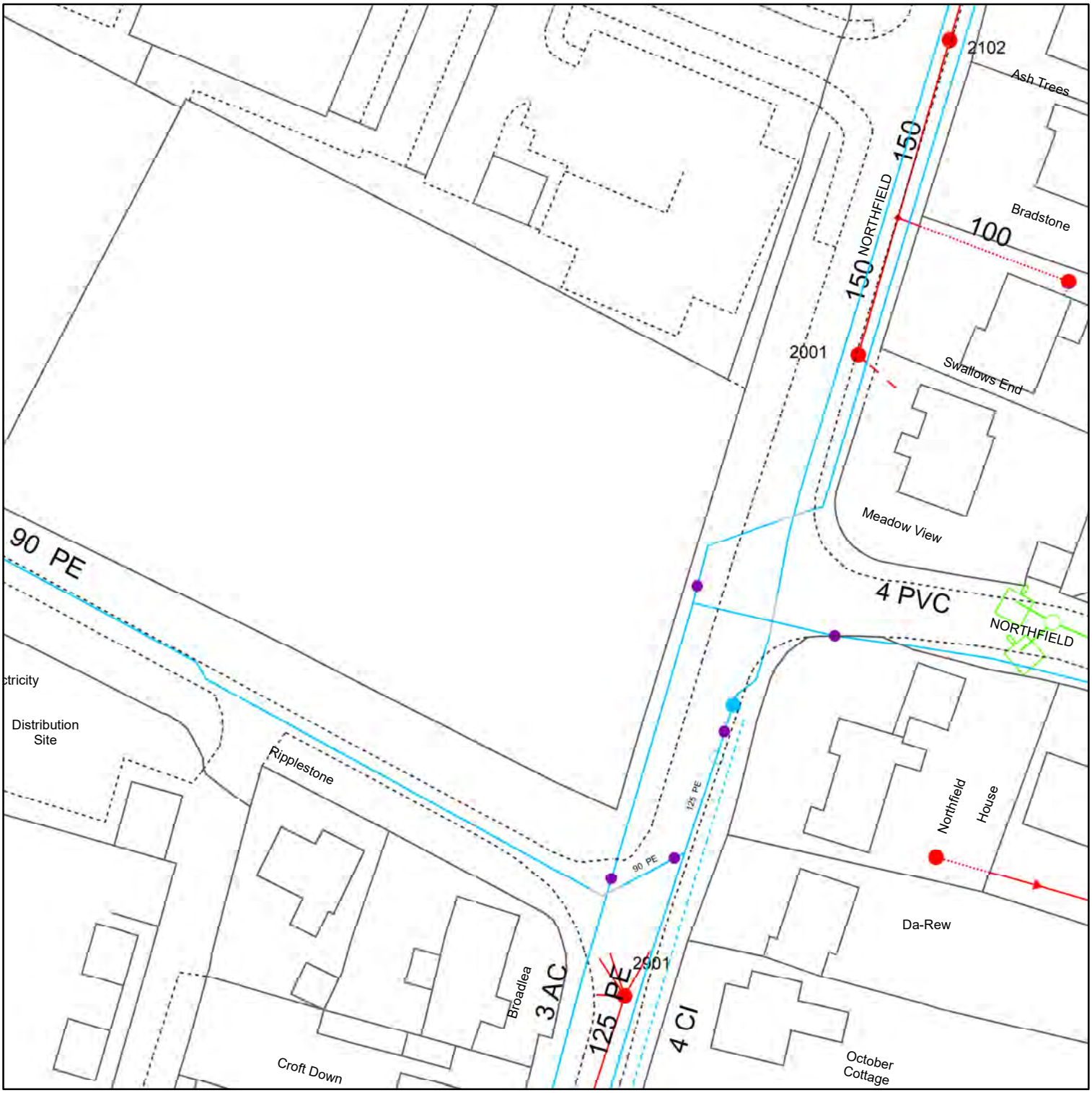
Post 2030 TP loading

Development will generate additional Phosphorus (Mitigation required) - Please progress to 'Mitigation - post 2030' tab

Appendix 2
Statutory Undertaker Maps

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

Wessex Water Network Map



WATER MAINS
- Distribution
- Washout
- Raw Water
- Abandoned
- Private

FITTINGS
- Hydrant
- Other

SEWERS — STRATEGIC / PUBLIC / PRIVATE / SECTION 104
- Foul
- Surface
- Combined
- Abandoned

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). Some styles of line and symbol are shown on the key in sample/typical colours.

STRUCTURES
- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Inlet / Outfall
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
- Flushing Chamber
- Soakaway
- Non Return Valve
- Air Valve
- Hatch Box
- X Washout

OTHER WESSEX PIPES
- Rising Mains
- Standby Rising Mains
- EDM Effluent Disposal
- Overflow
- S Syphon

NON-WESSEX / UNKNOWN
- Private Rising Mains
- CW Culverted Watercourse
- H Highway Drain
- ? Use Unknown
- SU Status Unknown

OTHER STRUCTURES
- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

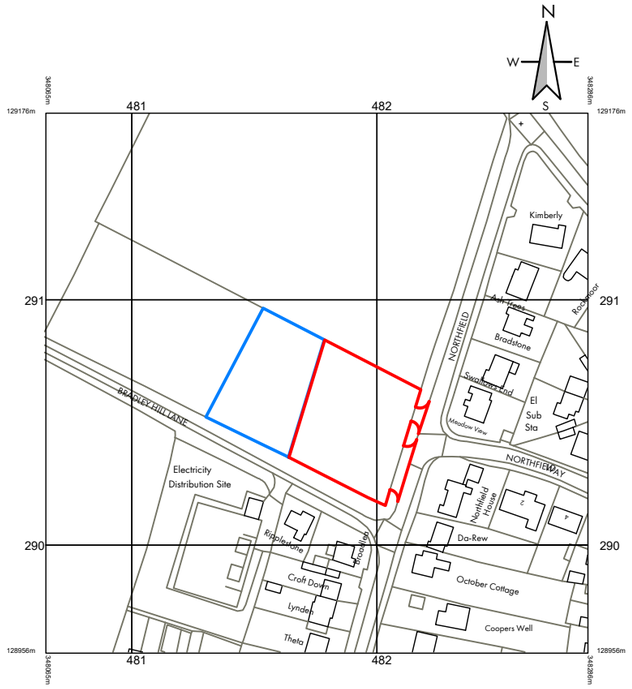
Wessex Water
YTL GROUP

Date: 08/03/2023
Centre: 348195, 129046
Scale: 1:625
(when printed at A4 size)

Appendix 3
Proposed Site Plan

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

Outline Site Plan 1:500



Location Map 1:2500

1:1250
25m 0 25m 50m 75m

PLANNING SUBMISSION

rev A: Access amendments 07DEC20
rev B : Boundary delineation amended 20 JUL 21

Outline Site Plan 1:500 & 1:2500

re DSGN Ltd.
architecture & design

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Woodhouse Farm
Stoke St Gregory
Taunton
Somerset
TA3 6JA

01823 490738 | info@re-dsgn.co.uk | www.re-dsgn.co.uk

SCALE FOR PLANNING PURPOSES ONLY

Project | Land Off Northfield
| GR ST 48183 29061
| Northfield
| Somerton
| Somerset

Description | Outline Site Plan

Date | Nov 2020

Drn By | TH

Scale | 1:500 & 1:2500 @ A3

Drg No. | DSGN0250_OP_SP01_revB

Appendix 4
Indicative Drainage Layout

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

General Notes

1. This drawing is for planning purposes only and cannot be relied upon as construction information. Detailed levels information will be required for construction drawings.
2. Actual levels on-site will vary and will need further investigation. Slab and Spot levels shown on this layout are indicative and act as a minimum level in relation to adjacent spot levels.
3. All installed pipework and drainage infrastructure must be installed inline with the relevant Approved Document and British Standard to the satisfactions of the Building Control Officer and any other relevant inspector.

Key

- Proposed Foul Water Sewer
- Proposed 450mm Plastic Inspection Chamber
- Proposed Surface Water Sewer

Drawing Reference Table

0001	Indicative Drainage Layout

REV.	REVISION DETAILS	DATE	INITIAL
1.1	First Issue.	12.11.2024	BT

Enviren

Bradley Hill Lane, Somerton

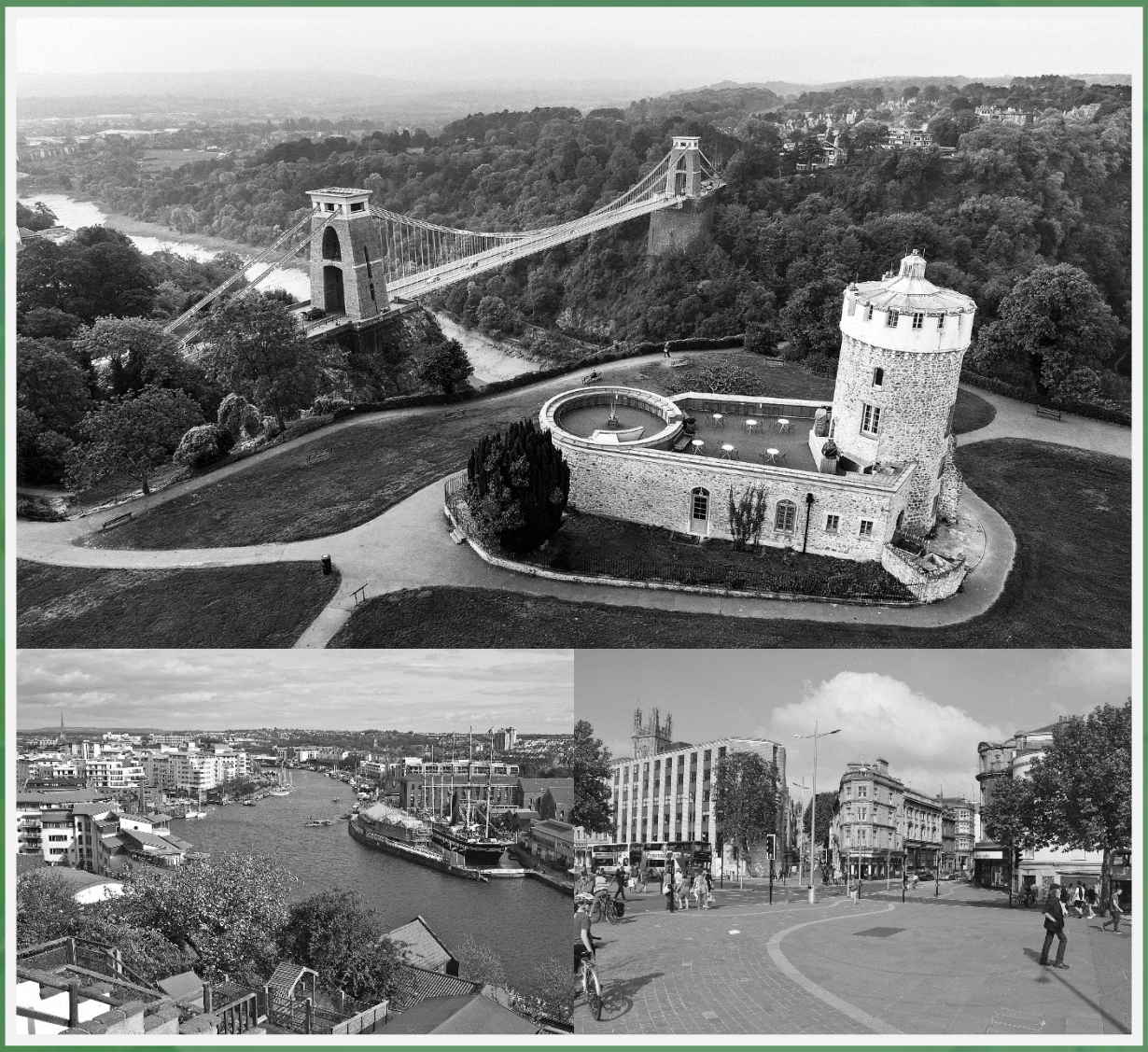
Indicative Drainage Layout

PLANNING	BT (Drawn by)
1:200 (Drawing Scale)	12.11.2024 (First Issued)
2400426-ENV-S1-SW-DR-E-0001 (Drawing No.)	1.1 (Revision Letter)

A1

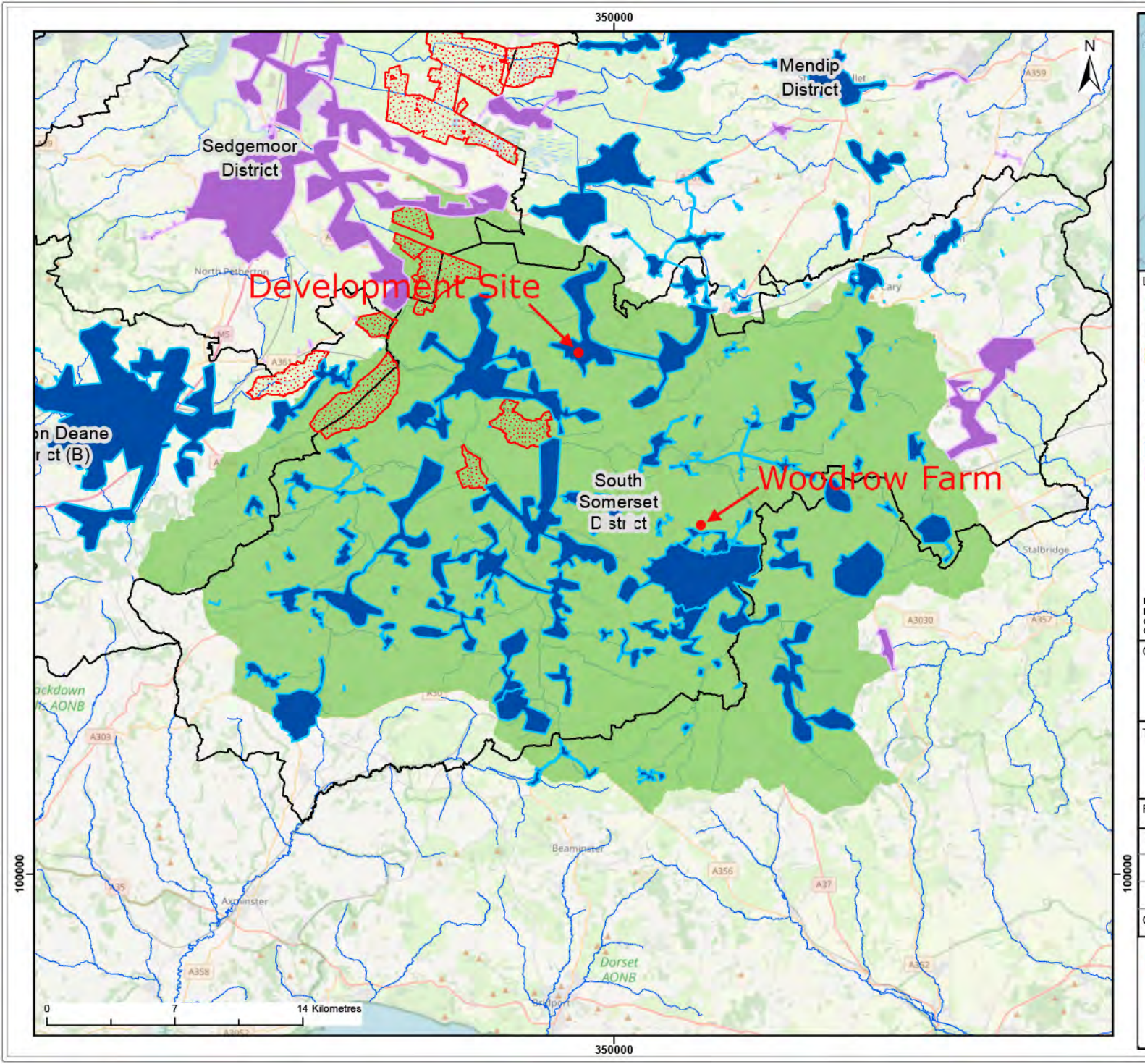
ISO 19650 Filing Notation

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



Enviren

APPENDIX 3
Catchment Plan indicating Development Site and Phosphorus Credits Scheme Site



Legend:

- Area of risk - Parrett Catchment
- Local Planning Authorities Boundaries
- Somerset Levels & Moors Ramsar
- Rivers

Wastewater Treatment Works Catchments

- Inside catchment
- Outside catchment

Data Sources: Environment Agency, Natural England © HaskoningDHV UK Ltd, 2022. **Base map:** © OpenStreetMap (and) contributors, CC-BY-SA. Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Local Planning Authorities Boundaries sourced from OS open data.

Client:	Project:
Somerset combined authorities	Phosphate Budget Calculator

Title: Somerset Levels and Moors Surface Water Catchment - Parrett Catchment

Figure:	Drawing No: PC1961-RHD-ZZ-XX-DR-Z-0012				
Revision:	Date:	Drawn:	Checked:	Size:	Scale:
01	10/03/2022	GC	OB	A4	1:300,000

Co-ordinate system: British National Grid

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