

Development site details

Date (dd/mm/yyyy):

17/12/2023

Site Name:

Ageas Bowl Residential

Planning Application number:

F/22/93194

Site Address:

Marshall Drive, West End, Southampton SO30 3XH

Stage 1

User Inputs

Date of first occupancy:	01/01/2026
Average occupancy rate:	2.40
Water usage (litres/person/day):	110
Development Proposal (dwellings/units):	172
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Portswood WwTW
Wastewater treatment works N permit (mg TN/litre):	25

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	412.8	people
Wastewater by development	45408	litres/day
Annual wastewater TN load	414.63	kg TN/yr

Stage 2

User Inputs

Catchment:	East Hampshire Rivers
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	800.1 - 850
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Open urban land	5.88	53.30
Total:	5.88	53.30

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Commercial/industrial urban land	4.23	34.69
Total:		34.69

Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load
to mitigate is:

475.23 kg TN/year

Development site details

Date (dd/mm/yyyy):

17/12/2023

Site Name:

Ageas Bowl Hotel

Planning Application number:

F/22/93194

Site Address:

Marshall Drive, West End, Southampton SO30 3XH

Stage 1

User Inputs

Date of first occupancy:	01/01/2026
Average occupancy rate:	1.00
Water usage (litres/person/day):	150
Development Proposal (dwellings/units):	142
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Portswood WwTW
Wastewater treatment works N permit (mg TN/litre):	25

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	142	people
Wastewater by development	21300	litres/day
Annual wastewater TN load	194.50	kg TN/yr

Stage 2

User Inputs

Catchment:	East Hampshire Rivers
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	800.1 - 850
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Open urban land	4.23	38.34
Total:	4.23	38.34

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Commercial/industrial urban land	4.23	34.69
Total:		34.69

Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load
to mitigate is:

229.01 kg TN/year

Development site details

Date (dd/mm/yyyy):

17/12/2023

Site Name:

Ageas Bowl Care Home

Planning Application number:

F/22/93194

Site Address:

Marshall Drive, West End, Southampton SO30 3XH

Stage 1

User Inputs

Date of first occupancy:	01/01/2026
Average occupancy rate:	1.00
Water usage (litres/person/day):	135
Development Proposal (dwellings/units):	71
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Portswood WwTW
Wastewater treatment works N permit (mg TN/litre):	25

Stage 1 Calculated Loading

Stage 1 Nutrient Loading

Additional population	71	people
Wastewater by development	9585	litres/day
Annual wastewater TN load	87.52	kg TN/yr

Stage 2

User Inputs

Catchment:	East Hampshire Rivers
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	800.1 - 850
Within Nitrate Vulnerable Zone (NVZ):	Yes

Existing land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Open urban land	4.23	38.34
Total:	4.23	38.34

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Commercial/industrial urban land	1.48	12.14
Total:		12.14

Stage 4

Calculated Outputs

Annual Nutrient Budget

The total annual nitrogen load
to mitigate is:

73.58 kg TN/year