

Development site details

Date (dd/mm/yyyy):

28/09/2023

Site Name:

Merstone Nursery

Planning Application number:

P/00657/18

Site Address:

Merstone Valley Nursery, Merstone Lane, Newport, IW.

Stage 1

User Inputs

Date of first occupancy:	02/02/2025	
Average occupancy rate:	2.40	
Water usage (litres/person/day):	120	
Development Proposal (dwellings/units):	9	
Include deductible acceptable loading?	Yes	
Wastewater treatment works:	Package Treatment Plant user defined	
Wastewater treatment works N permit (mg TN/litre):	Please enter value in cell to the right:	5.5

Stage 1 Calculated Loading

Additional population	21.6	people
Wastewater by development	2592	litres/day
Annual wastewater TN load	3.31	kg TN/yr

Stage 2

User Inputs

Catchment:	Isle of Wight Rivers
Soil drainage type:	Freely draining
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)
Horticulture	1.20	25.51
Total:	1.2	25.51

Stage 3

User Inputs

New land use type(s)	Area (ha)	Annual nitrogen nutrient export (kg TN)
Residential urban land	1.20	18.45
Total:	1.2	18.45

Stage 4

Calculated Outputs

The total annual nitrogen load
to mitigate is:

0 kg TN/year