

Legend

- OPA Boundary
- Framework Masterplan Boundary
- Arable
- Greenspace
- Lowland
- Shrub
- Woodland

Urban

- Open Urban Land
- Commercial/Industrial

Soilscape Drainage Type Boundary

- Freely Draining
- Impeded drainage
- Naturally Wet

Indicative Westenhanger Castle Phase where existing land use will not be changed - see Note 1

Soilscape boundaries

Notes.

- Existing land use in 37.4 ha of the total OPA site area will be unchanged, which includes Westenhanger Castle area and existing roads/buildings/ water bodies/ riparian buffers etc. Therefore such areas are fully excluded in this figure and associated nutrient budget calculations.
- This figure only shows existing land use for 44.29 ha within the FMP boundary outside the total OPA site boundary. The remaining area will be unchanged, or to be integrated in the form of the proposed strategic greenspace elements, which have the same nutrient export values.

| Revision | Date | Status | Author | Checker | Approver |
|----------|---------|--------|--------|---------|----------|
| 01 | 15/7/22 | FINAL | SCM | EBP | RG |

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OTTERPOOL PARK
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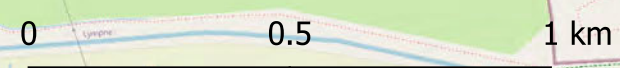
Otterpool Park Nutrient Mitigation

Appendix A Figure 2: Revised Existing Land Use Types

| Scale | Original Size | Datum | Grid |
|----------|---------------|-------|------------|
| 1:15,000 | A3 | mAOD | OSGB 27700 |

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Indicative Westenhanger Castle Phase where existing land use will not be changed - see Note 1

Soilscape boundaries

Legend

- OPA Boundary
- Framework Masterplan Boundary
- Residential urban land**
- Residential
- Commercial/industrial urban land**
- Commercial/industrial
- Open urban land**
- Sport Pitches
- Public Open Space**
- Greenspace
- Community food growing**
- Allotments & Community orchards
- Water**
- Wetlands
- Additional Stormwater Wetlands
- Soilscape Drainage Type Boundary**
- Freely Draining
- Impeded drainage
- Naturally Wet

Notes.

1. Existing land use in 37.4 ha of the total OPA site area will be unchanged, which includes Westenhanger Castle area and existing roads/buildings/ water bodies/ riparian buffers etc. Therefore such areas are fully excluded in this figure and associated nutrient budget calculations.
2. This figure only shows proposed land use for 44.29 ha within the FMP boundary outside the total OPA site boundary. The remaining area will be unchanged, or to be integrated in the form of the proposed strategic greenspace elements, which have the same nutrient export values.
3. Residential parcels also include approximately 15% of additional greenspace areas (including SuDS), which are not shown in this figure.

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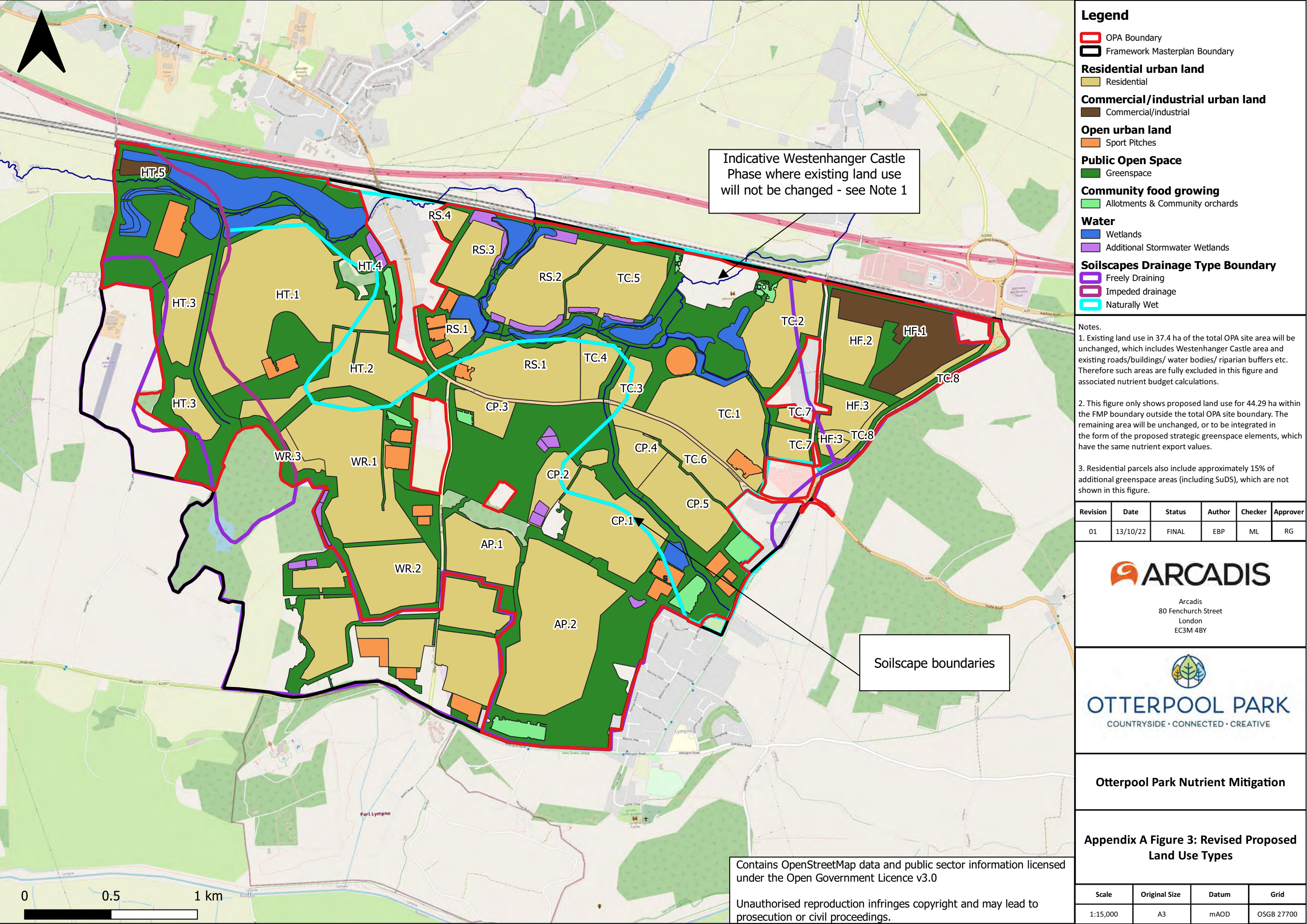
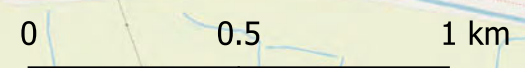
Otterpool Park Nutrient Mitigation

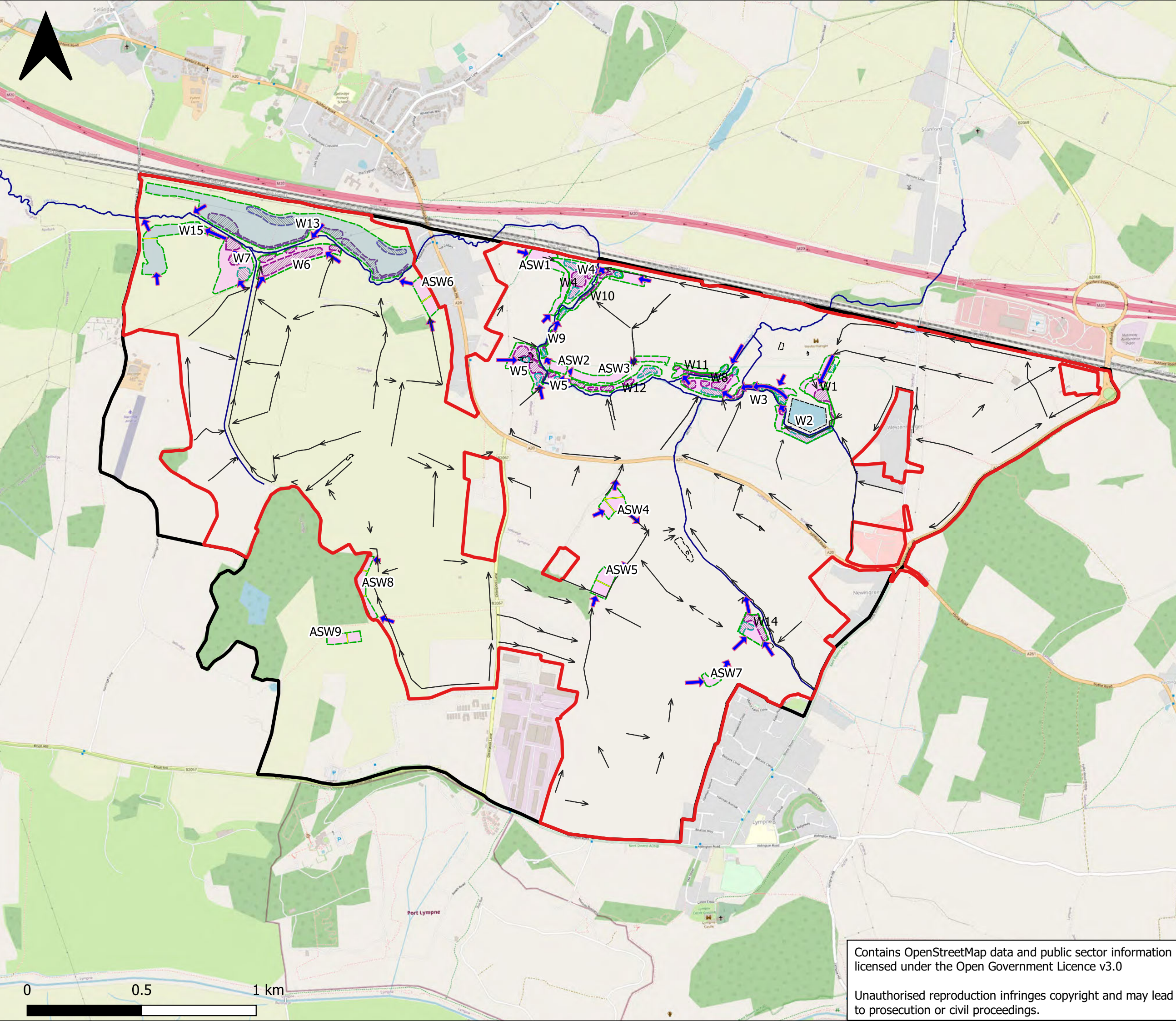
Appendix A Figure 3: Revised Proposed Land Use Types

| Scale | Original Size | Datum | Grid |
|----------|---------------|-------|------------|
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Legend

- OPA Boundary [Red outline]
- Framework Masterplan Boundary [Black outline]
- Modelled Watercourses [Blue line]
- Existing Ponds/ Lakes [Dashed black outline]
- Stormwater Wetlands [Light purple fill]
- Wastewater Wetlands [Light blue fill]
- Proposed stormwater wetland outline [Green dashed outline]
 - Deep open water zone [Green diagonal lines]
 - Open water zone [Green horizontal lines]
- Proposed wastewater wetland outline [Blue dashed outline]
 - Deep open water zone [Blue diagonal lines]
 - Open water zone [Blue horizontal lines]
- Proposed Swales/ SuDS flow [Black arrow]
- Wetland Bunding/ sub divisions [Black arrow]
- Proposed Wetland inflow/outflows [Blue arrow]

Notes.

1. This figure shows the latest proposed wetland locations to meet the nutrient budget requirements outlined in the October (2022) Nutrient Budget Analysis Update Report AUK-XX-XX-RP-CW-0046-03.

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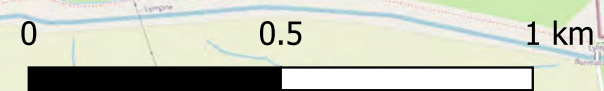
Otterpool Park Nutrient Mitigation

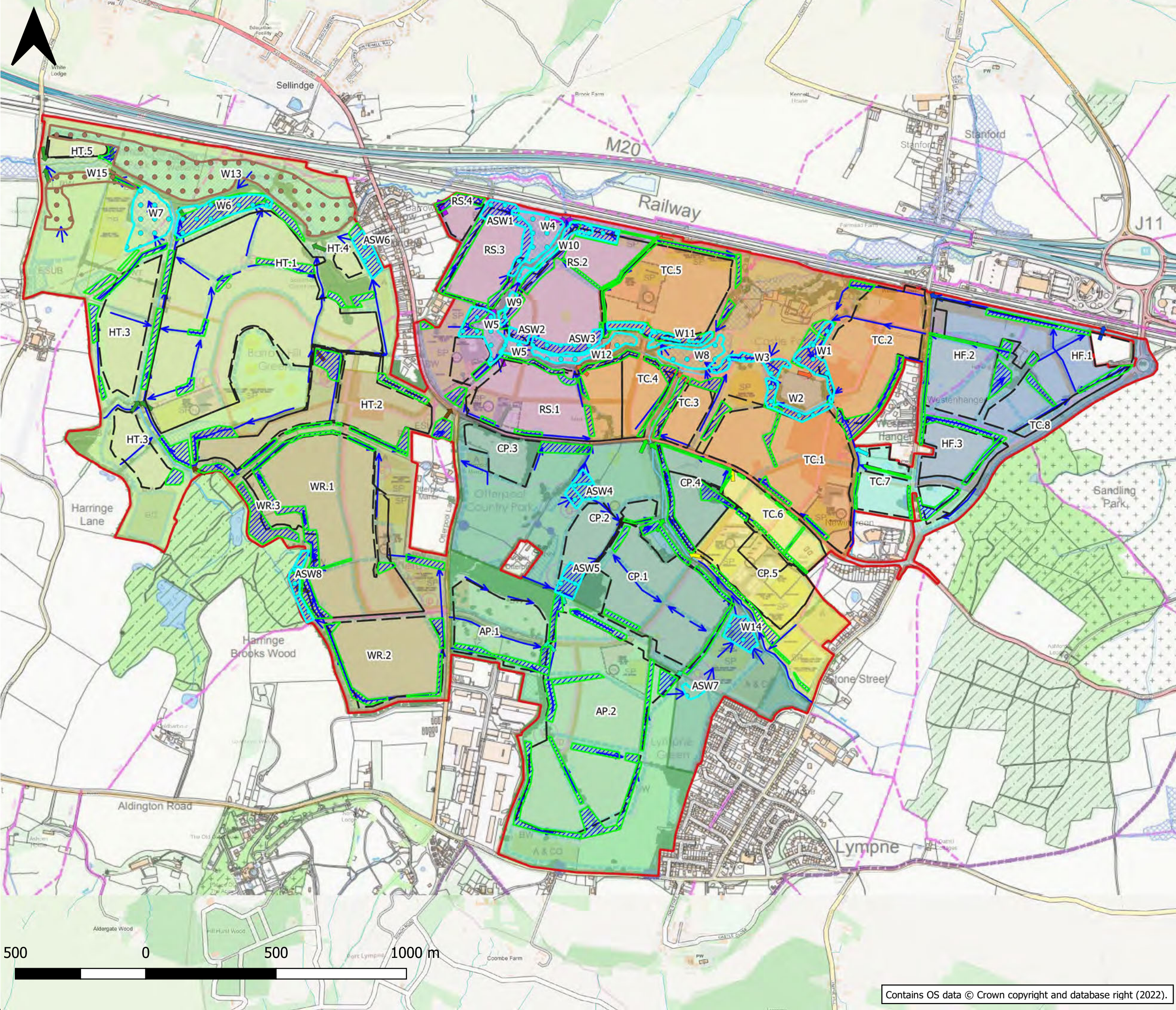
Appendix A Figure 4: Proposed Nutrient Management Strategy Updates

| Scale | Original Size | Datum | Grid |
|----------|---------------|-------|------------|
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Legend

- OPA Site Boundary
- Proposed_SuDS
- Proposed Conveyance Swales / SuDS Flow Direction
- ↑ Indicative Key Drainage Outfall Locations
- Existing Watercourses
- Proposed Development Boundaries
- XX.X Proposed Development Area Ref
- Wetlands Stormwater
- Wetlands Wastewater

Drainage Zones

- Barrow Hill
- East Otterpool
- East Triangle
- East Triangle South
- River Stour
- South Otterpool
- West Newingreen
- West Otterpool
- Westenhanger

Note:

- The nutrient mitigation requirements and mitigation proposals for the OPA and OFMA Development are fully detailed in Arcadis Water Cycle Report 10029956-AUK-XX-XX-RP-CW-0011-P3 and Proposed Nutrient Neutrality Mitigation Strategy Update Report 10029956-AUK-XX-XX-RP-CW-0046-03
- Wastewater Wetland W15 is not required for the current OPA but it will be needed to accommodate the extra 1500 dwellings within the OFMA.

| Revision | Date | Status | Author | Checker | Approver |
|----------|------------|--------|--------|---------|----------|
| P5 | 13/10/2022 | FINAL | EBP | ML | RG |

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Surface Water Drainage Strategy Overview
Drawing: 10029956-AUK-XX-XX-DR-CW-0014-P5

| Scale | Original Size | Datum | Grid |
|----------|---------------|-------|------------|
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Appendix B

Nutrient Neutrality Assessment – For Onsite WwTW

Onsite WwTW - OPA

Existing and Proposed Development Splits

| Existing Land Use | | | | |
|------------------------|---------------------------|-------------------------------------|---------------|--------|
| | Soilscares classification | | | |
| | Freely draining | Slowly permeable (Impeded Drainage) | Naturally Wet | |
| Otterpool OPA Land Use | | | | |
| Open urban land | 7.62 | 0.00 | 18.09 | |
| Greenspace | 61.10 | 0.80 | 18.51 | |
| Lowland | 60.76 | 17.64 | 40.4 | |
| Shrub | 1.69 | 0.00 | 0.36 | |
| Woodland | 0.04 | 0.00 | 0.92 | |
| Cereals | 157.36 | 34.61 | 131.7 | |
| | | | | |
| | | | | |
| | 288.57 | 53.05 | 209.98 | 551.60 |

| Proposed Land Use | | | | |
|------------------------|----------------------------------|-------------------------------------|---------------|--------|
| | Soilscares classification | | | |
| | Freely draining | Slowly permeable (Impeded Drainage) | Naturally Wet | |
| Otterpool OPA Land Use | | | | |
| Development Parcels | Residential urban land | 145.21 | 13.16 | 98.25 |
| | Commercial/industrial urban land | 14.50 | 1.50 | |
| | Greenspace | 25.63 | 2.32 | 17.34 |
| | community food growing | 0.00 | 0.00 | 0.22 |
| | | | | |
| Public Open Space | Open urban land | 5.27 | 2.57 | 6.26 |
| | Greenspace | 95.07 | 27.98 | 60.79 |
| | community food growing | 2.69 | 0.00 | 4.07 |
| | Water - stormwater wetlands | 0.23 | 2.00 | 14.96 |
| | Water - wastewater wetlands | 0.00 | 3.51 | 8.08 |
| | | | | |
| | | | | |
| | 288.60 | 53.04 | 209.97 | 551.61 |

Stage 1 Outputs

| Scenario 1 | |
|---|---------------------------|
| Stage 1 Results - Breakdown | |
| Total Annual Wastewater TP and TN Load | |
| Stage 1 - Residential Class C3 (110 l/p/d + 10% buffer) | |
| Stage 1 - Residential Class C2 (350 l/p/d) | |
| Stage 1 - Residential Class C1 (300 l/p/d) | |
| Final Stage 1 Output | 94.5 6802.8 |

| Scenario 1 | |
|-------------|---------------|
| TP (kgN/yr) | TN (kgP/yr) |
| 74.4 | 5354.3 |
| 17.8 | 1282.3 |
| 2.3 | 166.2 |
| 94.5 | 6802.8 |

Residential Class C3 (110 l/p/d + 10% buffer)

Stage 1

User Inputs

| | |
|--|---|
| Date of first occupancy: | |
| Average occupancy rate: | 2.40 |
| Water usage (litres/person/day): | 120 |
| Development Proposal (dwellings/units): | 7855 |
| Wastewater treatment works: | Package Treatment Plant user defined |
| Wastewater treatment works P permit (mg TP/litre): | Please enter value in cell to the right: 0.09 |
| Wastewater treatment works N permit (mg TN/litre): | Please enter value in cell to the right: 6.48 |

Stage 1 Calculated Loading

| | | |
|---------------------------|---------|------------|
| Additional population | 18852 | people |
| Wastewater by development | 2262240 | litres/day |
| Annual wastewater TP load | 74.37 | kg TP/yr |
| Annual wastewater TN load | 5354.31 | kg TN/yr |

Residential Class C2 (350 l/p/d)

Stage 1

User Inputs

| | |
|--|---|
| Date of first occupancy: | |
| Average occupancy rate: | 2.40 |
| Water usage (litres/person/day): | 350 |
| Development Proposal (dwellings/units): | 645 |
| Wastewater treatment works: | Package Treatment Plant user defined |
| Wastewater treatment works P permit (mg TP/litre): | Please enter value in cell to the right: 0.09 |
| Wastewater treatment works N permit (mg TN/litre): | Please enter value in cell to the right: 6.48 |

Stage 1 Calculated Loading

| | | |
|---------------------------|---------|------------|
| Additional population | 1548 | people |
| Wastewater by development | 541800 | litres/day |
| Annual wastewater TP load | 17.81 | kg TP/yr |
| Annual wastewater TN load | 1282.34 | kg TN/yr |

Residential Class C1 (300 l/p/d)

Stage 1

User Inputs

| | |
|--|---|
| Date of first occupancy: | |
| Average occupancy rate: | 2.00 |
| Water usage (litres/person/day): | 300 |
| Development Proposal (dwellings/units): | 117 |
| Wastewater treatment works: | Package Treatment Plant user defined |
| Wastewater treatment works P permit (mg TP/litre): | Please enter value in cell to the right: 0.09 |
| Wastewater treatment works N permit (mg TN/litre): | Please enter value in cell to the right: 6.48 |

Stage 1 Calculated Loading

| | | |
|---------------------------|--------|------------|
| Additional population | 234 | people |
| Wastewater by development | 70200 | litres/day |
| Annual wastewater TP load | 2.31 | kg TP/yr |
| Annual wastewater TN load | 166.15 | kg TN/yr |

| Scenario 2 | |
|---|---------------------------|
| Stage 1 Results - Breakdown | |
| Total Annual Wastewater TP and TN Load | |
| Stage 1 - Residential Class C3 (110 l/p/d + 10% buffer) | |
| Stage 1 - Residential Class C2 (262.5 l/p/d) | |
| Stage 1 - Residential Class C1 (225 l/p/d) | |
| Final Stage 1 Output | 89.5 6442.5 |

| Scenario 2 | |
|-------------|---------------|
| TP (kgN/yr) | TN (kgP/yr) |
| 74.4 | 5354.3 |
| 13.4 | 963.6 |
| 1.7 | 124.6 |
| 89.5 | 6442.5 |

Residential Class C3 (110 l/p/d + 10% buffer)

Stage 1

User Inputs

| | |
|--|---|
| Date of first occupancy: | |
| Average occupancy rate: | 2.40 |
| Water usage (litres/person/day): | 120 |
| Development Proposal (dwellings/units): | 7855 |
| Wastewater treatment works: | Package Treatment Plant user defined |
| Wastewater treatment works P permit (mg TP/litre): | Please enter value in cell to the right: 0.09 |
| Wastewater treatment works N permit (mg TN/litre): | Please enter value in cell to the right: 6.48 |

Stage 1 Calculated Loading

| | | |
|---------------------------|---------|------------|
| Additional population | 18852 | people |
| Wastewater by development | 2262240 | litres/day |
| Annual wastewater TP load | 74.37 | kg TP/yr |
| Annual wastewater TN load | 5354.31 | kg TN/yr |

Residential Class C2 (263 l/p/d)

Stage 1

User Inputs

| | |
|--|---|
| Date of first occupancy: | |
| Average occupancy rate: | 2.40 |
| Water usage (litres/person/day): | 263 |
| Development Proposal (dwellings/units): | 645 |
| Wastewater treatment works: | Package Treatment Plant user defined |
| Wastewater treatment works P permit (mg TP/litre): | Please enter value in cell to the right: 0.09 |
| Wastewater treatment works N permit (mg TN/litre): | Please enter value in cell to the right: 6.48 |

Stage 1 Calculated Loading

| | | |
|---------------------------|--------|------------|
| Additional population | 1548 | people |
| Wastewater by development | 407124 | litres/day |
| Annual wastewater TP load | 13.38 | kg TP/yr |
| Annual wastewater TN load | 963.59 | kg TN/yr |

Residential Class C1 (225 l/p/d)

Stage 1

User Inputs

| | |
|--|---|
| Date of first occupancy: | |
| Average occupancy rate: | 2.00 |
| Water usage (litres/person/day): | 225 |
| Development Proposal (dwellings/units): | 117 |
| Wastewater treatment works: | Package Treatment Plant user defined |
| Wastewater treatment works P permit (mg TP/litre): | Please enter value in cell to the right: 0.09 |
| Wastewater treatment works N permit (mg TN/litre): | Please enter value in cell to the right: 6.48 |

Stage 1 Calculated Loading

| | | |
|---------------------------|--------|------------|
| Additional population | 234 | people |
| Wastewater by development | 52650 | litres/day |
| Annual wastewater TP load | 1.73 | kg TP/yr |
| Annual wastewater TN load | 124.61 | kg TN/yr |

Stage 2 Outputs

Stage 2 Results - Breakdown

Stage 2 - Freely Draining
 Stage 2 - Impeded Drainage
 Stage 2 - Naturally wet

| | TP (kg/yr) | TN (kg/yr) |
|-----------------------------|--------------|----------------|
| Stage 2 - Freely Draining | 40.0 | 6023.2 |
| Stage 2 - Impeded Drainage | 44.2 | 931.0 |
| Stage 2 - Naturally wet | 111.8 | 3765.0 |
| Final Stage 2 Output | 196.0 | 10719.2 |

Stage 2 - Freely Draining

| Stage 2 | | | |
|---------------------------------------|-----------------|---|---|
| User Inputs | | | |
| Catchment: | Upper Stour | | |
| Soil drainage type: | Freely draining | | |
| Annual average rainfall (mm): | 700.1 - 750 | | |
| Within Nitrate Vulnerable Zone (NVZ): | Yes | | |
| Existing land use type(s) | Area (ha) | Annual phosphorus nutrient export (kg TP) | Annual nitrogen nutrient export (kg TN) |
| Open urban land | 7.62 | 5.93 | 60.69 |
| Greenspace | 61.10 | 1.22 | 183.30 |
| Lowland | 60.76 | 6.82 | 867.44 |
| Shrub | 1.69 | 0.03 | 5.07 |
| Woodland | 0.04 | 0.00 | 0.11 |
| Cereals | 157.36 | 26.00 | 4906.60 |
| Total: | 288.57 | 40.00 | 6023.21 |

Stage 2 - Impeded Drainage

| Stage 2 | | | |
|---------------------------------------|------------------|---|---|
| User Inputs | | | |
| Catchment: | Upper Stour | | |
| Soil drainage type: | Impeded drainage | | |
| Annual average rainfall (mm): | 700.1 - 750 | | |
| Within Nitrate Vulnerable Zone (NVZ): | Yes | | |
| Existing land use type(s) | Area (ha) | Annual phosphorus nutrient export (kg TP) | Annual nitrogen nutrient export (kg TN) |
| Open urban land | 0.00 | 0.00 | 0.00 |
| Greenspace | 0.80 | 0.02 | 2.40 |
| Lowland | 17.64 | 11.99 | 166.91 |
| Shrub | 0.00 | 0.00 | 0.00 |
| Woodland | 0.00 | 0.00 | 0.00 |
| Cereals | 34.61 | 32.17 | 761.72 |
| Total: | 53.048 | 44.18 | 931.02 |

Stage 2 - Naturally Wet

| Stage 2 | | | |
|---------------------------------------|---------------|---|---|
| User Inputs | | | |
| Catchment: | Upper Stour | | |
| Soil drainage type: | Naturally wet | | |
| Annual average rainfall (mm): | 700.1 - 750 | | |
| Within Nitrate Vulnerable Zone (NVZ): | Yes | | |
| Existing land use type(s) | Area (ha) | Annual phosphorus nutrient export (kg TP) | Annual nitrogen nutrient export (kg TN) |
| Open urban land | 18.09 | 14.08 | 144.06 |
| Greenspace | 18.51 | 0.37 | 55.53 |
| Lowland | 40.40 | 7.51 | 451.22 |
| Shrub | 0.36 | 0.01 | 1.08 |
| Woodland | 0.92 | 0.02 | 2.75 |
| Cereals | 131.70 | 89.83 | 3110.33 |
| Total: | 209.99 | 111.82 | 3764.97 |

Stage 3 Outputs

| Stage 3 Results - Breakdown | | |
|---|--------------|---------------|
| Total Annual Phosphorous and Nitrogen Nutrient Export | | |
| | TP (kgN/yr) | TN (kgP/yr) |
| Stage 3 - Freely Draining | 233.7 | 2517.4 |
| Stage 3 - Impeded Drainage | 23.3 | 299.9 |
| Stage 3 - Naturally wet | 150.8 | 1686.9 |
| Final Stage 3 Output | 407.8 | 4504.2 |

Stage 3 - Freely Draining

| Stage 3 | | | |
|----------------------------------|------------------|---|---|
| User Inputs | | | |
| New land use type(s) | Area (ha) | Annual phosphorus nutrient export (kg TP) | Annual nitrogen nutrient export (kg TN) |
| Residential urban land | 145.21 | 210.62 | 1961.59 |
| Commercial/industrial urban land | 14.50 | 15.39 | 104.47 |
| Greenspace | 25.63 | 0.51 | 76.89 |
| Open urban land | 5.27 | 4.10 | 41.97 |
| Greenspace | 95.07 | 1.90 | 285.21 |
| Community food growing | 2.69 | 1.19 | 47.27 |
| Water | 0.23 | 0.00 | 0.00 |
| | | | |
| | | | |
| Total: | 288.59894 | 233.72 | 2517.40 |

Stage 3 - Impeded Drainage

| Stage 3 | | | |
|----------------------------------|---------------|---|---|
| User Inputs | | | |
| New land use type(s) | Area (ha) | Annual phosphorus nutrient export (kg TP) | Annual nitrogen nutrient export (kg TN) |
| Residential urban land | 13.16 | 19.09 | 177.77 |
| Commercial/industrial urban land | 1.50 | 1.59 | 10.81 |
| Greenspace | 2.32 | 0.05 | 6.96 |
| Open urban land | 2.57 | 2.00 | 20.44 |
| Greenspace | 27.98 | 0.56 | 83.94 |
| Water | 2.00 | 0.00 | 0.00 |
| Water | 3.51 | 0.00 | 0.00 |
| | | | |
| | | | |
| Total: | 53.032 | 23.28 | 299.92 |

Stage 3 - Naturally Wet

| Stage 3 | | | |
|------------------------|------------------|---|---|
| User Inputs | | | |
| New land use type(s) | Area (ha) | Annual phosphorus nutrient export (kg TP) | Annual nitrogen nutrient export (kg TN) |
| Residential urban land | 98.25 | 142.51 | 1327.23 |
| Community food growing | 0.22 | 0.10 | 3.84 |
| Greenspace | 17.34 | 0.35 | 52.02 |
| Open urban land | 6.26 | 4.87 | 49.85 |
| Greenspace | 60.79 | 1.22 | 182.38 |
| Community food growing | 4.07 | 1.80 | 71.54 |
| Water | 14.96 | 0.00 | 0.00 |
| Water | 8.08 | 0.00 | 0.00 |
| | | | |
| | | | |
| Total: | 209.97162 | 150.84 | 1686.86 |

Stage 4 Outputs and Sensitivity Tests

| Stage 4 - Calculated Outputs | | | | |
|---|--------------------|--------------------|--------------------|--------------------|
| Total Annual Phosphorous and Nitrogen Load to Mitigate | Scenario 1 | | Scenario 2 | |
| | TP (kgN/yr) | TN (kgP/yr) | TP (kgN/yr) | TN (kgP/yr) |
| Step 1: Nutrient Budget* | 306.3 | 587.8 | 301.3 | 227.5 |
| Step 2: Nutrient Budget* X 1.2 | 367.6 | 705.3 | 361.6 | 273.0 |
| Stage 4 Final Nutrient Load | 367.60 | 705.3 | 361.58 | 273.0 |

* Nutrient Budget = Final Stage 1 Output + (Final Stage 3 Output - Final Stage 2 Output)

| Stage 4 - Calculated Outputs (Sensitivity Test - Land Use Nutrients Only) | | | | |
|--|--------------------|--------------------|--------------------|--------------------|
| Total Annual Phosphorous and Nitrogen Load to Mitigate | Scenario 1 | | Scenario 2 | |
| | TP (kgN/yr) | TN (kgP/yr) | TP (kgN/yr) | TN (kgP/yr) |
| Step 1: Nutrient Budget* | 211.84 | -6215.02 | 211.84 | -6215.02 |
| Step 2: Nutrient Budget* X 1.2 | 254.21 | -7458.02 | 254.21 | -7458.02 |
| Stage 4 Final Nutrient Load | 254.21 | -7458.02 | 254.21 | -7458.02 |

* Nutrient Budget = Final Stage 1 Output + (Final Stage 3 Output - Final Stage 2 Output)

| Stage 4 - Calculated Outputs (Sensitivity Test - WwTW Nutrients Only) | | | | |
|--|--------------------|--------------------|--------------------|--------------------|
| Total Annual Phosphorous and Nitrogen Load to Mitigate | Scenario 1 | | Scenario 2 | |
| | TP (kgN/yr) | TN (kgP/yr) | TP (kgN/yr) | TN (kgP/yr) |
| Step 1: Nutrient Budget* | 94.49 | 6802.80 | 89.48 | 6442.51 |
| Step 2: Nutrient Budget* X 1.2 | 113.39 | 8163.36 | 107.38 | 7731.01 |
| Stage 4 Final Nutrient Load | 113.39 | 8163.36 | 107.38 | 7731.01 |

* Nutrient Budget = Final Stage 1 Output + (Final Stage 3 Output - Final Stage 2 Output)

| Nutrient Mitigation - Wetland Area Requirement Summary | Scenario 1 | | Scenario 2 | |
|---|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| | TP Wetland Area (ha) | TN Wetland Area (ha) | TP Wetland Area (ha) | TN Wetland Area (ha) |
| Final nutrient load/ Assumed Wetland TP/TN removal rate | 30.63 | 0.76 | 30.13 | 0.29 |
| Assumed Wetland TN removal rate | 93 g/m2/yr | | | |
| Assumed Wetland TP removal rate | 1.2 g/m2/yr | | | |

| Nutrient Mitigation - Wetland Area Requirement Summary (Sensitivity Test - Land Use Nutrients Only) | Scenario 1 | | Scenario 2 | |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| | TP Wetland Area (ha) | TN Wetland Area (ha) | TP Wetland Area (ha) | TN Wetland Area (ha) |
| Final nutrient load/ Assumed Wetland TP/TN removal rate | 21.18 | -8.02 | 21.18 | -8.02 |
| Assumed Wetland TN removal rate | 93 g/m2/yr | | | |
| Assumed Wetland TP removal rate | 1.2 g/m2/yr | | | |

| Nutrient Mitigation - Wetland Area Requirement Summary (Sensitivity Test - WwTW Nutrients Only) | Scenario 1 | | Scenario 2 | |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| | TP Wetland Area (ha) | TN Wetland Area (ha) | TP Wetland Area (ha) | TN Wetland Area (ha) |
| Final nutrient load/ Assumed Wetland TP/TN removal rate | 9.45 | 8.78 | 8.95 | 8.31 |
| Assumed Wetland TN removal rate | 93 g/m2/yr | | | |
| Assumed Wetland TP removal rate | 1.2 g/m2/yr | | | |