

Vistry Group



Vistry Homes Limited
Southern Region
Central 40
Chineham Business Park
Basingstoke
RG24 8GU
Telephone: 01483 705100

Ms Dawn Errington
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

PP- 12895029

15th March 2024

Dear Ms Errington,

Town and Country Planning Act 1990

Pembers Hill Farm, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA

**Application to Discharge Condition 3 (Nutrient Mitigation) and Condition 9 (Water Calculations)
pursuant to Full planning permission F/22/93532.**

I am writing with regards to the above site and to submit an application to discharge the above listed planning conditions associated with the above site and pursuant to full planning permission Ref. F/22/93532 for the following development;

“Change of Use of Garage/Sales Office to Dwelling (Use Class C3) with vehicular access from Pembers Farm Avenue (access from Mortimers Lane to be stopped up)”

This discharge of condition application relates to the following items:

- Condition 3 – Nutrient Mitigation
- Condition 9 – Water Calculations

Condition 3 – Nutrient Mitigation

Condition 3 states:

“The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.”

Please find enclosed the following information to discharge this condition;

Document Title	Date
Nitrate Neutrality Offset Scheme – Vesting Certificate 123	29/09/2023
Phosphate Neutrality Offset Scheme – Vesting Certificate P0003	13/02/2024

Condition 9 – Water Calculations

Condition 9 states:

Prior to the occupation of the dwelling, an as built stage water calculator confirming the predicted internal mains water consumption to achieve a maximum predicted internal mains water consumption of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent”

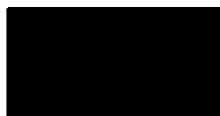
Please find enclosed the following information to discharge this condition;

Document Title	Reference	Revision/Date
Sanitaryware (Bathroom, En-suite & Cloakroom) Guide for Plot 245	-	-
Water Efficiency Calculations for Plot 245	3796	05/03/2024

The appropriate application fee has been paid direct to the Planning Portal.

I trust that the submitted details will allow you to validate this application and proceed to determination. If you have any questions or wish to discuss this matter further, please do not hesitate to contact me on stephen.clark2@vistry.co.uk

Your sincerely



Steve Clark
Head of Development