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18 September 2024

Dear Gary,

Discharge of Condition 3 pursuant to planning permission F/24/97487.

Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH

Please find enclosed a planning application for the discharge of condition 3 of planning permission F/24/97487 for the conversion of C3 office/store to C1 holiday-let at Moorgreen Farmhouse, Moorgreen Farm, Burnetts Lane, West End, Southampton.

Condition 3 of the above planning permission states:

“Within three months of this decision, a mitigation package addressing the additional nutrient inputs (nitrates) arising from the development shall be 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 which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing.

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

The original permitted planning application was supported by a Nutrient Assessment and Budget report which demonstrated that by replacing the existing historic treatment plant without a certified TN and TP performance (i.e. a default PTP for the purposes of nutrient budgeting), with a Klargester Biodisc +P treatment plan, the proposed development will yield a net nitrogen nutrient reduction of 4.11 KgTN/yr and a net phosphorous nutrient reduction of 0.96 KgTN/yr.

Accordingly, I can confirm that this substitution has been made and this is evidenced by the photograph provided by the applicant below, in accordance with the submitted Nutrient

Assessment and Budget report, thereby addressing the nutrient mitigation package requirements of Condition 3 of the above planning permission.



I enclose the following:

- Decision Notice
- Nutrients Report
- Nutrients Report STP Maintenance Plan
- Photograph of new STP

If you require anything further in order to discharge this condition, please do not hesitate to contact me.

Yours sincerely



Louise Cutts BA(Hons) DipTP MRTPI
Director
Wessex Planning Ltd