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Our Ref: APP/22/00837
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11 July 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00837

Site Address: Land at Cowplain School, Hart Plain Avenue, Waterlooville

Description: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).

This decision relates to your request to discharge conditions which was valid from 01 May 2024.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00837.

The conditions in respect of which information has been submitted are:

Condition 4:

No development shall take place in a phase until the Council has received evidence that the required nutrient mitigation capacity for that phase has been purchased pursuant to the allocation agreement dated 9th May between (1) William Northcroft Butler and James Nicholas Butler (2) HN Butler Farms Limited and (3) Frontier Estates (WAT) Ltd.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

09 May 2024 DOC 4 - ALLOCATED CAPACITY
09 May 2024 DOC 4 - APPENDIX B - NUTRIENT BUDGET CALCULATOR
09 May 2024 DOC 4 - APPENDIX C - NUTRIENT BUDGET CALCULATOR
09 May 2024 DOC 4 - COWPLAIN SCHOOL NITRATE BUDGET
09 May 2024 DOC 4 - NITROGEN BALANCING ASSESSMENT

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 11 July 2024