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Our Ref: APP/23/00665
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
14 January 2025

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

Application Number: APP/23/00665

Site Address: Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Description: Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24).Request to discharge condition 6 (28.08.24). Request to Discharge Conditions 5 & 17 (11/10/2024).

This decision relates to your request to discharge conditions which was valid from 24 July 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/23/00665.

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

Condition 7:

Prior to commencement, final details regarding the levels and drainage strategy for the site shall be submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority, and for the levels and drainage strategy to be implemented in accordance with the approved plans.

Reason: In the Interest of highway safety and having due regard to policies CS15, CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Flood Risk Assessment and Drainage Statement Ref: 2709-HELM-ICS-XX-RP-C-07.001 May 2023
Project Number 2709

Flood Risk Assessment and Drainage Statement Ref: 2709-HELM-ICS-XX-RP-C-07.001 October 2023
Project No. 2709

Flood Risk Assessment and Drainage Strategy uploaded 11th December 2024

Proposed Drainage Layout Sheet 1 of 4 Drawing No. 11063-500P Rev A (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Proposed Drainage Layout Sheet 3 of 4 Drawing No. 11063-502P Rev A

Proposed Drainage Layout Sheet 4 of 4 Drawing No. 11063-503P Rev A (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Drainage Construction Details Drawing No. 11063-504P

Drainage Construction Details Drawing No. 11063-505P

Proposed Private Drive General Arrangement Longitudinal Profile Drawing No. 11063-506P Rev B (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Existing Overland Flow Routes Drawing No. 11063-507P

Proposed Drainage Strategy Catchment Areas Drawing No. 11063-508P Rev A (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Overland Flow Review Drawing No. 11063-509P Rev B

Drainage Simulation Results NJP Consulting Engineers RN 11 Nov 2024

Structural Engineering NBS Specification NJP Consulting Engineers Limited Ref: ANR/RN/11063 May6 2024

Updated Site Drainage Comments Neil Rocke NJP Engineering & Design

Email dated 13th December 2024 Carless-Adams

Key Structural Principals NJP Engineering & Design 11063 (V1.0)

Condition 9:

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority. The details shall include details of the management and maintenance of SUDs facilities including:

- Specification of the responsibilities of each party for the implementation of the SUDs scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details.

Reason: To ensure acceptable drainage is achieved and for the avoidance of flood risk having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Flood Risk Assessment and Drainage Statement Ref: 2709-HELM-ICS-XX-RP-C-07.001 May 2023
Project Number 2709

Flood Risk Assessment and Drainage Statement Ref: 2709-HELM-ICS-XX-RP-C-07.001 October 2023
Project No. 2709

Flood Risk Assessment and Drainage Strategy uploaded 11th December 2024

Proposed Drainage Layout Sheet 1 of 4 Drawing No. 11063-500P Rev A (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Proposed Drainage Layout Sheet 2 of 4 Drawing No. 11063-501P Rev A

Proposed Drainage Layout Sheet 3 of 4 Drawing No. 11063-502P Rev A

Proposed Drainage Layout Sheet 4 of 4 Drawing No. 11063-503P Rev A (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Drainage Construction Details Drawing No. 11063-504P

Drainage Construction Details Drawing No. 11063-505P

Proposed Private Drive General Arrangement Longitudinal Profile Drawing No. 11063-506P Rev B (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Existing Overland Flow Routes Drawing No. 11063-507P

Proposed Drainage Strategy Catchment Areas Drawing No. 11063-508P Rev A (N.B. this drawing should be read with drawing No. 11063-509P Rev B which shows additional drainage requirement)

Overland Flow Review Drawing No. 11063-509P Rev B

Drainage Simulation Results NJP Consulting Engineers RN 11 Nov 2024

Structural Engineering NBS Specification NJP Consulting Engineers Limited Ref: ANR/RN/11063 May6 2024

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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: 14 January 2025