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Our Ref: APP/22/00172
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06 February 2025

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

Application Number: APP/22/00172

Site Address: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Description: Outline Planning Application for Phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.(22.12.23). Request to discharge conditions 5, 6, 8, 10, 12, 24, 25, 26, 28, 29, 32, 33 and 36 (Rcvd 02.01.24). Request to discharge conditions 5, 10, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 45 (Received 29.03.24). Request to discharge condition 24 (Received 12.09.24). Request to discharge condition 8 (Received 29.01.25).

This decision relates to your request to discharge conditions which was valid from 29th March 2024.

Havant Borough Council as Local Planning Authority hereby PART APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00172.

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

The following conditions are part discharged:

Condition 5:

Prior to the commencement of any development hereby approved a phasing plan and schedule shall be submitted to and approved in writing by the Local Planning Authority to show how the full development of the site is to be carried out in numbered phases, and this plan and schedule shall be updated as phases are subsequently divided, subdivided or amalgamated and each updated version shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan and schedule and any updated version shall include all of the following information:

- i) The location of each phase
- ii) The quantum of the development of each phase (size of the site or floorspace of buildings)

iii) Any elements of Sustainable Drainage (SUDS) to be provided within each phase and how these will connect to other drainage downstream or upstream of each phase with a timetable for the provision of drainage relative to each phase

iv) The provision of access to each phase

v) A timetable for the provision of ecological mitigation and provision of new habitat relative to each phase

vi) A timetable for the provision and completion of landscaping areas

Development shall only be carried out in accordance with the approved phasing plan, schedule and timetable or any approved updated version unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a co-ordinated and comprehensive form of development in which interdependent elements of the overall development are planned for and time tabled. It also allows flexibility by means of updating of these phases and time tabling as detailed plans for the site emerge. This is important in delivering a high quality and properly planned form of development having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Covering letter Stantec dated 28th March 2024

Phasing Plan Condition 5 Drawing No. 006 Rev A

Condition 25:

Prior to the commencement of each phase of development, full details of all proposed drainage and its location relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). Each phase of development shall thereafter be undertaken in strict accordance with the approved details of each phase of development hereby permitted and retained in accordance with the agreed specification. No surface water shall be permitted to run off from the proposed development onto the Strategic Road Network or into any drainage system connected upstream of the Strategic Road Network. No drainage connections from any part of the development hereby permitted may be made to any Strategic Road Network Drainage system.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety having due regard to policies CS15 and DM15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

13508 - Havant Phase 2: Engineers Response to planning condition 25 Baynham Meikle dated 20th February 2024

13508 - Havant Phase 2: Engineers Response to planning condition 26 Baynham Meikle dated 20th February 2024

Public Foul Sewage Easement Drawing No.- 116 Rev P2

13508 - Havant Phase 2: Engineers Response to planning condition 27 Baynham Meikle dated 20th February 2024

Proposed Drainage Plan Drawing No. 13508_121 Rev P03

13508 - Havant Phase 2: Engineers Response to planning condition 28 Baynham Meikle dated 29th May

2024

Havant Phase 2: SUDS Maintenance Plan Project Ref: AB/13508 Baynham Meikle dated February 2024
13508 - Havant Phase 2: Engineers Response to planning condition 29 Baynham Meikle dated 20th February 2024

CCTV Drainage Survey Sewer Surveys UK greenhatch group
SPEL ESR Purceptor Full Flow Stormwater Treatment System

CCTV Survey Drawing No. 38869D_CCTV

13508 - Havant Phase 2: - Response to Lead Local Flood Authority comments Baynham Meikle dated 4th September 2024

13508 - Havant Phase 2: - Response to Lead Local Flood Authority comments Baynham Meikle dated 21st November 2024

Condition 26:

Prior to the commencement of each phase of development details of measures to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority. The development in each phase shall thereafter be carried out in accordance with the approved protection details.

Reason: To protect drainage infrastructure in accordance with policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

13508 - Havant Phase 2: Engineers Response to planning condition 26 Baynham Meikle dated 20th February 2024

Public Foul Sewage Easement Drawing No.- 116 Rev P2

Condition 27:

Prior to the commencement of each phase of development (excluding site clearance and demolition) details of the proposed means of foul sewerage disposal based on the principles set out in the Flood Risk Assessment and Outline Drainage Strategy Report, shall be submitted to, and approved in writing by, the Local Planning Authority. The development in each phase shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development provides acceptable drainage to avoid flood risk and pollution having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

13508 - Havant Phase 2: Engineers Response to planning condition 27 Baynham Meikle dated 20th February 2024

Proposed Drainage Plan Drawing No. 13508_121 Rev P03

Condition 28:

Prior to the commencement of each phase of development a detailed surface water drainage scheme for that phase, based on the principles within the Flood Risk Assessment & Outline Drainage Strategy Report ref: 13023 / R102 Rev 5.0, shall be submitted and approved in writing by the Local Planning Authority.

The submitted details shall include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- c. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic

calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.

d. Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.

e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.

f. evidence to show that the proposed SuDS scheme will ensure there will be no deterioration in water quality (or changes in water quantity) in discharges from the site.

g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development in each phase shall thereafter be carried out in accordance with the approved drainage details for that phase.

Reason: To ensure that the development ensures appropriate surface water drainage and does not increase flood risk or impact water quality having due regard to policy CS15 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

13508 - Havant Phase 2: Engineers Response to planning condition 25 Baynham Meikle dated 20th February 2024

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Condition 29:

Prior to the commencement of each phase of development the condition of the existing sewers, which will take surface water from the development site, shall be investigated. If necessary, improvement to their condition as reparation, remediation, restitution or replacement shall be undertaken before any connection is made. Evidence of this, including photographs shall be submitted to and approved in writing

by the Local Planning Authority. If necessary, evidence that the asset owners have agreed to the principle of connection/reusing existing connections and discharge rates, shall be submitted before any connection is made.

Reason: To ensure that the development ensures appropriate surface water drainage and does not increase flood risk having due regard to policy CS15 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

13508 - Havant Phase 2: Engineers Response to planning condition 29 Baynham Meikle dated 20th February 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.

Extent of this Condition Discharge:

These conditions are discharged in relation to PHASE 2 of this development only (excluding Phase 2a and 2b).

- (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: 06 February 2025

