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Enquiries To Sophie Osborne

Direct Line

Date 30 September 2024

My reference 054478

Your reference APP/23/00665

Email havantdc@hants.gov.uk

Dear Mr Eaves,

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

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).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge conditions 3, 4, 7, 9, 13, 14, 18, 20, 21 and 23. Condition 7 relates to highway matters which reads as follows:

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.

In order to support the discharge of condition 7 the applicant has submitted the following information which the Highway Authority have reviewed and have the following comments to make:

- Drawing 11063-500 Rev T1 - Proposed Drainage layout Sheet 1 of 4
- Drawing 11063-501 Rev T1 - Proposed Drainage Layout Sheet 2 of 4

- Drawing 11063-502 Rev T1 - Proposed Drainage Layout Sheet 3 of 4
- Drawing 11063-503 Rev T1 - Proposed Drainage Layout Sheet 4 of 4
- Drawing 11063-504 Rev T1 - Drainage Construction Details
- Drawing 11063-505 Rev T1 - Drainage Construction Details
- Flood Risk Assessment and Drainage Statement reference 2709-HELM-ICS-XX-RP-C-07.001 dated 8 May 2023

In general it appears that only drainage information has been provided. Given that the condition wording requires both drainage and levels details to be provided, levels details should also be submitted for consideration. Whilst it is acknowledged that some levels details have been shown on the drainage drawings a full final levels strategy should be provided. Drainage details cannot be fully assessed in the absence of the levels details.

It is unclear from the drawings where surface water will be discharging from the site and this should be confirmed. The consultant should also confirm that the proposed surface and foul water infrastructure will not impact on the design and maintenance of the attenuation tank constructed as part of the Bellway development as shown below.



Additionally, no details have been provided on the drainage and levels strategy for the access road into the care home site leading from Normandy Way. Given that there is the potential that this will be offered for adoption in the future, these details should be provided as part of this application. Lack of consideration towards these proposals in this location could impact the proposed highway of Normandy Way.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be provided on the discharge of condition 7.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further information.

Yours sincerely,

Sophie Osborne
Senior Transport Planner - Highways Development Planning
Hampshire 2050