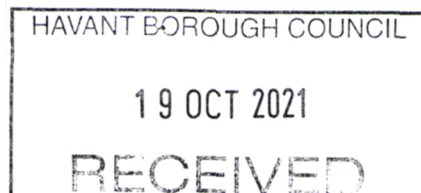


Technical Note - Discharge of Planning Conditions V2

Project	Norton Heights, Lovedean Lane, Lovedean, Hampshire
Project Number	23246
By	Steve Burgess HNDipp.
Date	2 June 2021



The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
01273 424424
reception@civil.co.uk
www.civil.co.uk



1 Introduction

- 1.1 The development site falls within land controlled by East Hampshire District Council and Havant Borough Council.
- 1.2 This Technical Note has been produced in support of the Reserved Matters / Discharge of Condition Application for discharging of Conditions 4, 5, and 16 of the East Hampshire District Council Outline Planning Permission 54139/001 and Conditions 4, 6 and 17 of the Havant Borough Council Outline Planning Permission APP/20/00455 for the demolition of 149 Lovedean Lane and construction of up to 56 dwellings, open space, landscaping, access, and associated works on land southwest of Lovedean Lane, Horndean, Waterlooville, Hampshire.
- 1.3 This Technical Note is to be read in conjunction with all planning, architectural and other reports that accompany the Planning Application for the proposed development.

2 East Hampshire District Council – Condition 4

- 2.1 Condition 4 of the East Hampshire District Council Outline Planning Application 54139/001 states:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 23246, has been submitted and approved in writing by the Local Planning Authority. The submitted details should 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.*



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- 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 locations. 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) *Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this.*

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

Reason - To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

3 Havant Borough Council – Condition 4

- 3.1 Condition 4 of the Havant Borough Council Outline Planning Application APP/20/00455 states:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 23246, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should 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 locations. 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) *Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this.*

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

Reason - To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Summary of Surface Water Management and Design for Discharge of East Hampshire District Council -- Condition 4 and Havant Borough Council – Condition 4

4.1 Design Criteria

- 4.1.1 The surface water design has been undertaken in compliance with the principles of the Flood Risk Assessment ref: 23246 approved as part of the Outline Application and with reference to Hampshire County Council's Surface Water and Sustainable Drainage Guidance for Developers, Designers and Planners and recognised best practice.
- 4.1.2 All surface water drainage systems have been designed to attenuate all storm events up to and including the critical 1 in 100 year storm with a 40% allowance for climate change. The design for exceedance events has been accommodated within the attenuation systems to ensure that all surface water is retained on site.
- 4.1.3 CIRIA report C753 The SuDS Manual-v6 provides guidance on surface water drainage. The aim for surface water runoff is to match greenfield runoff rates and volumes where reasonably achievable.
- 4.1.4 For surface water discharge, the drainage hierarchy notes the following list of drainage options in order of preference:
 - 1. Infiltration to ground
 - 2. Discharge to a watercourse
 - 3. Discharge to a surface water sewer
 - 4. Discharge to a foul water sewer
- 4.1.5 Due to the site's geological characteristics presenting a risk of chalk solution features, infiltration of surface water to ground has been ruled out as an option in agreement with Hampshire County Council, the Environment Agency and Portsmouth Water as part of the Outline Application.
- 4.1.6 There are no watercourses in the vicinity of the site and therefore the proposed surface water drainage strategy is to discharge surface water at a restricted rate to the existing Southern Water surface water sewers in the vicinity of the site in accordance with the Drainage Hierarchy preference and CIRIA SuDS C753.

4.1.7 Requirements of Table 26.2 of CIRIA SuDS Manual have been achieved to ensure water quality requirements are met across the site.

4.2 Existing Drainage

- 4.2.1 The site currently has no positive surface water or foul water drainage infrastructure.
- 4.2.2 Rainfall on the site currently discharges in part to ground and in part as overland greenfield runoff to the east of the site.
- 4.2.3 The existing greenfield runoff rate has been established using the HR Wallingford tool for Greenfield runoff estimation.



HR Wallingford
Working with water

Greenfield runoff rate
estimation for sites

www.uknuts.com | Greenfield runoff tool

Calculated by: Steve Burgess

Site name: Norton Heights, Lovedean Lane

Site location: Lovedean

Latitude: 50.90869° N

Longitude: 1.02657° W

Reference: 1481671064

Date: Jan 28 2021 14:41

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Runoff estimation approach

IH124

Site characteristics

Notes

Total site area (ha): 1

(1) Is $Q_{BAR} < 2.0$ l/s/ha?

Methodology

Q_{BAR} estimation method: Calculate from SPR and SAAR

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

SPR estimation method: Calculate from SOIL type

Soil characteristics

SOIL type: Default Edited

1 1

(2) Are flow rates < 5.0 l/s?

HOST class: N/A N/A

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

SPR/SPRHOST: 0.1 0.1

Hydrological characteristics

SAAR (mm): Default Edited

820 820

(3) Is $SPR/SPRHOST \leq 0.3$?

Hydrological region: 7 7

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Growth curve factor 1 year: 0.85 0.85

Growth curve factor 30 years: 2.3 2.3

Growth curve factor 100 years: 3.19 3.19

Growth curve factor 200 years: 3.74 3.74

Greenfield runoff rates

Q_{BAR} (l/s): Default Edited

0.2 0.2

1 in 1 year (l/s): 0.17 0.17

1 in 30 years (l/s): 0.46 0.46

1 in 100 year (l/s): 0.64 0.64

1 in 200 years (l/s): 0.76 0.76

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uknuts.com. The use of this tool is subject to the UKSUDS terms and conditions and license agreement, which can both be found at www.uknuts.com. The output from this tool is a summary of greenfield runoff rates. The use of these must be the responsibility of the user of the tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrological or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

Image 2: Greenfield Runoff Calculation

4.2.4 The pre-developed greenfield runoff rates are as follows:

- Q_{bar} 0.20 l/s/ha
- 1:100 year 0.64 l/s/ha

4.2.5 There is a 300mm diameter Southern Water public surface water sewer located to the east of the site beneath Lovedean Lane which flows north to south.

4.2.6 There is a 225mm diameter Southern Water public surface water sewer located to the south of the site beneath Ashley Close and James Copse Road which flows north to south.

4.2.7 There is a 300mm Southern Water public foul sewer along the eastern boundary of the site which flows north to south and continues along the eastern side of James Copse Road.

4.2.8 A copy of the sewer records and the overland flow route, existing topography and existing drainage drawings are included within the Application Pack.

4.3 Site Investigation, Geology and Groundwater

4.3.1 A Desk Study Report was undertaken by Wilson Bailey Geotechnical & Environmental in January 2020.

4.3.2 The report identifies that the site is underlain by a junction between clay and sand soils of the Lambeth Group overlying the chalk soils of the Tarrant Chalk.

4.3.3 The site's geological characteristics present a risk of chalk solution and database searches undertaken within the report have also indicated numerous chalk solution features within the site and surrounding area.

4.3.4 Preliminary discussions regarding surface water and geology and the risk of solution features have been held with Hampshire County Council as Lead Local Flood Authority, the Environment Agency and Portsmouth Water.

4.3.5 These discussions concluded that due to the risk of solution features within the chalk substrata infiltration to ground will not be a suitable form of surface water disposal.

4.3.6 The online "Magic Map" available from Defra confirms that the site is located above a principal aquifer.

4.3.7 The Environment Agency indicates that the site is located within a Groundwater Source Protection Zone Class 1 associated with a public drinking water abstraction owned and operated by Portsmouth Water.

4.3.8 The Wilson Bailey Ground Investigation Report is included within the Application Pack together with the previously submitted Flood Risk Assessment ref: 23246 which contains a copy of correspondence and minutes, within Appendix 5, of the meetings

held with Hampshire County Council as Local Lead Flood Authority, the Environment Agency and Portsmouth Water.

4.4 Detailed Surface Water Drainage Design

4.4.1 Overview

- 4.4.1.1 Due to the site's risk of chalk solution features all surface water runoff from the proposed impermeable areas, including footpaths and patios, will be positively drained to prevent any concentration of surface water infiltrating to ground.
- 4.4.1.2 Surface water drainage for the development is provided by 2 separate systems.
- 4.4.1.3 Each system works independently of each other and provides adequate storage to accommodate the 1 in 100 year storm event plus 40% to account for future climate change.

4.4.2 Modelling Criteria

- 4.4.2.1 The Flood Estimation Handbook (FEH-13) rainfall methodology data has been used within the calculations.
- 4.4.2.2 Runoff Coefficient Values (C_v) of 0.9 and 0.95 have been used for summer and winter storms respectively within the analysis.
- 4.4.2.3 A time of entry of 5 minutes and a maximum time of concentration of 30 minutes has been applied to each system.
- 4.4.2.4 Each system is designed to have a minimum self-cleansing velocity of 1m/s.

4.4.3 Proposed Overland Flow Route

- 4.4.3.1 The proposed overland flow route, should an exceedance event occur due to a blocked system, will mimic the existing situation providing an overland flow path to the ditch which flows north to south through the centre of the site.
- 4.4.3.2 A proposed overland flow routes drawing has been included within the Application Pack.

4.4.4 Highway Drainage

- 4.4.4.1 Surface water runoff from the highways, driveways and parking areas is intercepted by gullies with sumps / catchpits.

4.4.5 Crate Storage

- 4.4.5.1 All crate storage structures will have upstream catchment pits to reduce the potential for siltation of the units.

4.4.6 Impermeable Areas

- 4.4.6.1 The total impermeable area of the site is approximately 10,050m².

- 4.4.6.2 As per Hampshire County Council’s requirements an additional 10 percent impermeable area to account for Urban Creep has been included within the calculations where appropriate.
- 4.4.6.3 The total impermeable area used within the calculations is therefore 10,300m².
- 4.4.6.4 A drawing detailing proposed impermeable areas which drain to each system has been included within the Application Pack.

4.4.7 Water Quality

- 4.4.7.1 The proposed development is for residential use with low-traffic roads. In accordance with CIRIA SuDS Manual 2015 (Report C753), the pollution hazard level for this type of development is between very low and low depending on the use / area of the site.
- 4.4.7.2 The surface water scheme will include mitigation to ensure that surface water is suitably treated and any pollution risk adequately managed prior to discharge.
- 4.4.7.3 Table 26.2 in Chapter 26 of CIRIA report C753 The SuDS Manual provides Pollution Hazard Indices for varying land types. Those of relevance to the development proposals are as follows:

Land Use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very Low	0.2	0.2	0.05
Individual property driveways, residential car park, low-traffic roads	Low	0.5	0.4	0.4

Table 3: Pollution Hazard Indices

- 4.4.7.4 The use of Downstream Defender proprietary treatment systems, produced by Hydro International, is proposed and will meet the target treatment level required for runoff with very low to low risk of pollution hazard thus demonstrating that the surface water drainage system for the site can be designed to adequately mitigate against the risk of pollution.
- 4.4.7.5 Information of the proposed Downstream Defender units for each system is included within the Application Pack.

4.5 Surface Water Drainage Systems

4.5.1 System 1

- 4.5.1.1 System 1 comprises 3 lined crate storage structures which provide sufficient storage to accommodate the 1 in 100 year storm event plus 40% to account for

climate change and serves 3,685m² of impermeable area contributed by the southern area of the site.

4.5.1.2 The details of each storage structure are as follows:

Storage Structure	Width (m)	Length (m)	Depth (m)	Storage Volume (m ³)
1	5 – 9	41.5	0.8	79.8
2	6	12	0.8	54.7
3	3	8	0.4	18.2

Table 4: System 1 Storage Structure Details

4.5.1.3 System 1 discharges surface water to the existing 225mm diameter public surface water sewer to the south of the site, beneath James Copse Road.

4.5.1.4 The total impermeable area which drains to System 1 is 3,685m² and the equivalent Qbar greenfield runoff at 0.2l/s/ha is 0.07l/s.

4.5.1.5 Such low levels of restriction are impractical and HR Wallingford guidance recommends a maximum restriction of 5l/s. Rates of 2l/s are however now achievable and are proposed for System 1.

4.5.1.6 The details of each storage structure are as follows:

Storage Structure	1 in 30 year + 40% CC Storm (mins)	1 in 100 year + 40% CC Storm (mins)
1	1322	2080
2	1322	2080
3	1322	2080

Table 5: System 1 Storage Half Drain Times

4.5.1.7 The Pollution Hazard Indices for the area drained by this system are very low to low. The proposed use of a Hydro International Downstream Defender proprietary treatment system will meet the target treatment level required for runoff.

4.5.2 System 2

4.5.2.1 System 2 operates by cascading water through a series of 4 lined crate storage structures which provide sufficient storage to accommodate the 1 in 100 year storm event plus 40% to account for climate change and serves 6,615m² of impermeable area contributed by the northern area of the site.

4.5.2.2 The details of each storage structure are as follows:

Storage Structure	Width (m)	Length (m)	Depth (m)	Storage Volume (m ³)
4	14	9	1.2	143.6
5	3	30	1.2	102.6
6	6	25	1.2	171.0
7	5.5	20	0.4	41.8

Table 6: System 2 Storage Structure Details

4.5.2.3 System 2, the northern system, discharges surface water to the existing 300mm diameter public surface water sewer located to the east of the site beneath Lovedean Lane.

4.5.2.4 The total impermeable area which drains to System 2 is 6,615m² and the equivalent Qbar greenfield runoff at 0.2l/s/ha is 0.13l/s.

4.5.2.5 Such low levels of restriction are impractical and HR Wallingford guidance recommends a maximum restriction of 5l/s.

4.5.2.6 In order to achieve a half drain time of less than 24 hours for a 1 in 30 year plus 40% storm event for each storage structure and to avoid operational issues and blockages to the outflow controller a restriction of 5l/s is proposed for System 2.

4.5.2.7 The details of each storage structure are as follows:

Storage Structure	1 in 30 year + 40% CC Storm (mins)	1 in 100 year + 40% CC Storm (mins)
4	754	1139
5	1099	1678
6	923	1199
7	803	1144

Table 7: System 2 Storage Half Drain Times

4.5.2.8 The Pollution Hazard Indices for the area drained by this system are very low to low. The proposed use of a Hydro International Downstream Defender proprietary treatment system will meet the target treatment level required for runoff.

4.6 Foul Drainage Design

4.6.1 Foul water from the development will discharge by gravity at 2 locations into the 300mm Southern Water public foul sewer flowing north to south along the eastern boundary of the site.

4.6.2 The proposed drainage layout and drainage construction details are included on the following drawings which are included within the Application Pack:

- 201_D_Proposed Drainage
- 202_F_Proposed Drainage
- 205_B_Manhole Schedule
- 501_Construction Details
- 502_B_Construction Details

4.6.3 The calculations for each of the surface water systems is included within the Application Pack.

5 East Hampshire District Council – Condition 5

5.1 Condition 5 of the East Hampshire District Council Outline Planning Application 54139/001 states:

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a) Maintenance schedules for each drainage feature type and ownership*
- b) Details of protection measures.*

Reason - To ensure appropriate maintenance and management arrangements are in place for all drainage features.

6 Havant Borough Council – Condition 6

6.1 Condition 6 of the Havant Borough Council Outline Planning Application APP/20/00455 states:

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a) Maintenance schedules for each drainage feature type and ownership*
- b) Details of protection measures.*

Reason - To ensure appropriate maintenance and management arrangements are in place for all drainage features having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7 Drainage Maintenance Arrangements for Discharge of East Hampshire District Council - Condition 5 and Havant Borough Council – Condition 6

7.1 Maintenance during construction

- 7.1.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532 'Control of Water Pollution from Construction Sites' provides further guidance on this.
- 7.1.2 During the construction phase, should hardstanding areas be constructed prior to the completion of the proposed drainage scheme, surface water flow will be temporarily channelled into localised lined storage units before being discharged at no greater than 5/l/s into the existing surface water sewers. Appropriate water quality mitigation in accordance with CIRIA Report C532 will be provided. This approach allows for surface water to be attenuated and sediments captured during the construction phase.
- 7.1.3 The Contractor will maintain the proposed drainage system during construction and until the site is handed over to the private Management Company.

7.2 Management and Maintenance of Proposed SuDS Drainage System

- 7.2.1 Upon completion, management of the shared drainage facilities will be passed on to a private Management Company appointed by the Developer on behalf of the new Residents.
- 7.2.2 The regular and corrective maintenance of all shared elements of the drainage systems, including the storage structures, catchpits, Downstream Defender Vortex Separators and Hydrobrakes will be managed and funded through the private Management Company on behalf of the Residents.
- 7.2.3 Provisions will be made to replace any infrastructure that has reached the end of its serviceable design life and will be replaced on a like for like basis as far as reasonably practicable.
- 7.2.4 The Downstream Defender Vortex Separators will be maintained in accordance with the 'Hydro International - Operation and Maintenance Manual' which has been included within the Application Pack.
- 7.2.5 In the event that the private Management Company becomes unable to discharge its duties within 2 years of first appointment the developer will endeavour to appoint an alternative on behalf of the Residents.
- 7.2.6 Regular maintenance of all private drainage, gullies, gutters, rainwater pipes and connections will be the responsibility of the individual homeowner and should be undertaken every 3 months.

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment and debris from silt trap chambers, gullies traps, channel drains and inlet chambers	3 monthly
	Litter and debris removal – catch pits	Monthly or as required
	Surface and foul water pipework – jetting / rodding	Every 2 years or as required
	Vortex Separators inspected. (A log should be maintained detailing the depth of oil found any oil volume removed, and any silt removal or cleaning carried out)	Regularly during first year of installation then every 6 months after the first year of installation
	Remove sediment, oil and suspended solids from the Vortex Separators	Once per year, or following a spill in the drainage area
	Manage other vegetation and remove nuisance plants – aesthetics	As required
	Inspect for sediment and debris in pre-treatment components and floor of storage structure inspection tubes or chambers.	Annually
	Cleaning of gutters and any filters on down pipes.	Annually (or as required based on inspection)
	Trim any roots that may be cause blockages to the system.	Annually (or as required)
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of storage structure inspection tubes or chambers and inside of concrete manhole rings.	As required based on inspections
Corrective Maintenance	Repairs to access chambers / manhole covers	As required
	Remove debris / blockages to silt traps / channel drains	As required
	Surface remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipes, channel drains and gullies for blockages, standing water and clear	As required
	Alarm probes should be removed and cleaned with water	Whenever waste material is removed from the separator
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
	Replacement of defective geotextile (will require reconstruction of storage structures)	As required
Monitoring	Inspect silt traps and note the rate sediment has accumulated	Monthly in the first year and then annually
	Inspect storage structures to ensure it is fully emptying	Annually

Table 8: Schedule of Regular and Corrective Maintenance

Inspection / Action Required	Gullies, Channels and Gutters	Catchpits	Vortex Separators	Surface Water Pipework	Storage Crates
1 Month		✓			✓
3 Months	✓	✓			
6 Months			✓		
1 Year					✓
After leaf fall in Autumn	✓	✓			
2 Years				✓	
When waste material is removed from the separator			✓		

Table 9: Drainage System Maintenance Summary

- 7.3 A drawing detailing the proposed drainage maintenance requirements and ownership responsibilities has been included within the Application Pack.

8 East Hampshire District Council - Condition 16

- 8.1 Condition 15 of the East Hampshire District Council Outline Planning Application 54139/001 states:

No development shall commence on site until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

9 Havant Borough Council – Condition 17

- 9.1 Condition 17 of the Havant Borough Council Outline Planning Application APP/20/00455 states:

No development shall commence on site until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning

Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10 Summary of Information Submitted for Discharge of East Hampshire District Council Condition 16 and Havant Borough Council Condition 17

10.1 Information on the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls are detailed on the following drawings which are included within the Application Pack:

- 401_D_Proposed Levels
- 402_C_Proposed Levels