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SO32 2EJ

Our Ref: APP/18/00244
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
25 September 2020

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

Application Number: APP/18/00244

Site Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Description: Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019). Request to Discharge Condition 4 (6.01.20). Request to Discharge Conditions 15 & 16 (20.12.19) and Condition 5 (6.2.20). Request to Discharge Condition No.s 6,7,8,11,14,17,18,19,21 & 25 (22.07.20).

This decision relates to your request to discharge conditions which was valid from 22/07/2020.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements to the RESIDENTIAL PHASE of the outline planning approval only.

The following conditions are part discharged:

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

Condition 7:

Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and 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.

Details submitted:

Drainage Layout Sheet 1 Drawing No. 9201 Rev C01
Drainage Layout Sheet 2 Drawing No. 9202 Rev C01
Drainage Layout Sheet 3 Drawing No. 9203 Rev C01
Drainage Layout Sheet 4 Drawing No. 9204 Rev C01
Manhole Schedule Sheet 1 Drawing No.9210 Rev C01
Manhole Schedule Sheet 2 Drawing No.9211 Rev C01
Manhole Schedule Sheet 3 Drawing No.9212 Rev C01
Manhole Schedule Sheet 4 Drawing No.9213 Rev C01
External Finishes Sheet 1 Drawing No. 9111 Rev C01
External Finishes Sheet 2 Drawing No. 9112 Rev C01
External Finishes Sheet 3 Drawing No. 9113 Rev C01
External Finishes Sheet 4 Drawing No. 9114 Rev C01
Road Longitudinal Sections Sheet 1 Drawing No. 9141 Rev C01
Road Longitudinal Sections Sheet 1 Drawing No. 9142 Rev C01
Road and Footpath Construction Details Private Areas Drawing No. 9120 Rev C01
Drainage Calcs_P03 6/7/20
Drainage Maintenance Regime

Extent of Discharge - In relation to the Residential phase of development only

Condition 17:

Prior to the commencement of any specific phase of development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a detailed surface water drainage strategy for that stage shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority, containing the following elements:

Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe and manhole reference numbers.

Full calculations detailing the existing greenfield and or brownfield surface water runoff rates for the 1 in 1, 1 in 30 and 1 in 100 storm events.

Full details of the proposed SuDS features and any flow control measures.

Information evidencing measures taken to prevent pollution of the receiving groundwater in accordance with the water quality criteria set out in the Ciria Suds Manual C753.

Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element.

Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.

Exceedance flows are considered in the event of the pipe being nonoperational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered – calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

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

Reason: To ensure that flood risk and pollution to water sources are prevented and 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:

Drainage Layout Sheet 1 Drawing No. 9201 Rev C01
Drainage Layout Sheet 2 Drawing No. 9202 Rev C01
Drainage Layout Sheet 3 Drawing No. 9203 Rev C01
Drainage Layout Sheet 4 Drawing No. 9204 Rev C01
Manhole Schedule Sheet 1 Drawing No.9210 Rev C01
Manhole Schedule Sheet 2 Drawing No.9211 Rev C01
Manhole Schedule Sheet 3 Drawing No.9212 Rev C01
Manhole Schedule Sheet 4 Drawing No.9213 Rev C01
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External Finishes Sheet 2 Drawing No. 9112 Rev C01
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Road and Footpath Construction Details Private Areas Drawing No. 9120 Rev C01
Drainage Calcs_P03 6/7/20
Drainage Maintenance Regime

Extent of Discharge - In relation to the Residential phase of development only

Condition 25:

Prior to the commencement of any specific phase of development hereby permitted (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same shall have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drainage Layout Sheet 1 Drawing No. 9201 Rev C01
Drainage Layout Sheet 2 Drawing No. 9202 Rev C01
Drainage Layout Sheet 3 Drawing No. 9203 Rev C01
Drainage Layout Sheet 4 Drawing No. 9204 Rev C01
External Finishes Sheet 1 Drawing No. 9111 Rev C01
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External Finishes Sheet 4 Drawing No. 9114 Rev C01
Road Longitudinal Sections Drawing No. 9141 Rev C01
Road Longitudinal Sections Drawing No. 9142 Rev C01
Road and Footpath Construction Details Private Areas Drawing No. 9120 Rev C01

Extent of Discharge - In relation to the Residential phase of development only

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.

The following conditions cannot be discharged at this time:

Condition 8 - Contamination

Condition 11 - Piling

Condition 14 - Construction Management

Condition 18 - CEMP

Condition 21 - Construction Set Up

- (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.

Simon Jenkins

Simon Jenkins

Director of Regeneration and Place

Date: 25 September 2020