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BOROUGH COUNCIL

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Our Ref: APP/12/00772
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20 March 2018

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

Application Number: APP/12/00772

Site Address: Land South of, Ranelagh Road, Havant

Description: Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.(approved 31.07.13). Request to Discharge Condition No's 7 and 35 (08.02.16). Request to Discharge Condition No. 5 (recd 17.3.17).

This decision relates to your request to discharge conditions which was valid from 27/03/2017.

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/12/00772.

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

Condition 5:

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 years 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy C15 and the National Planning Policy Framework 2012.

Details submitted:

Drainage Layout - 14-2260-500 C11

External Works - 14-2260-600 C7

Site Sections 1 of 2 -14-2260-601 C4

Site Sections 2 of 2 -14-2260-602 C3

Impermeable Areas -14-2260-902 C1

Bream Sur 1 Calculations

FRA dated September 2016

Letter to LLFA

Permeable Areas - Pre Development Plans

Phase 2 Ground Investigation Report 14099/GIR/Rev 2.02

Surface Water Drainage Calculations

Details relating to the future management of the Sustainable Drainage Systems as provided in the approved management plan pursuant to the Section 106 agreement for the site

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.

Andrew Biltcliffe

Andrew Biltcliffe

Head of Planning

Date: 20 March 2018