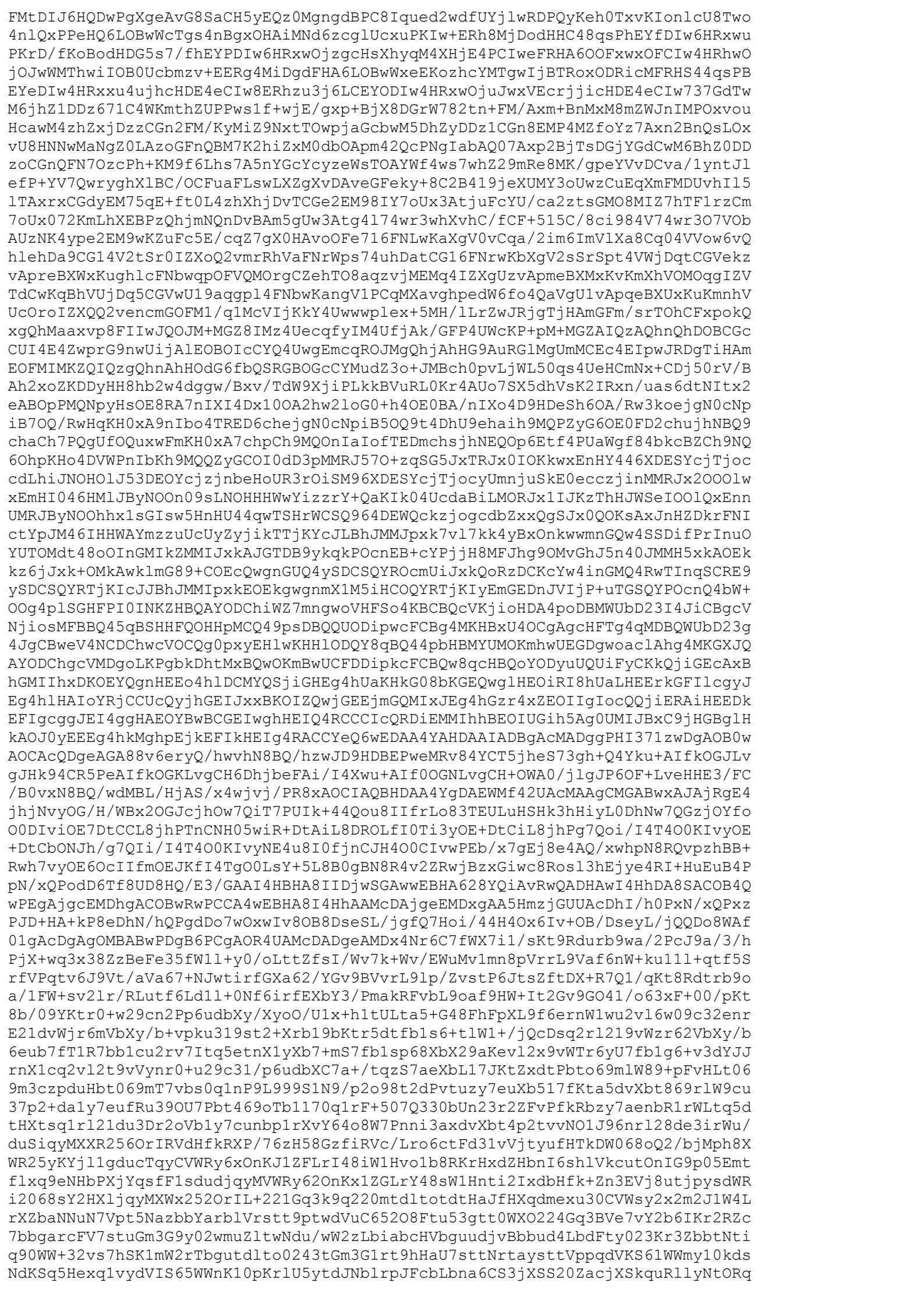

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 cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.841.14; Fri, 8 Jun
 2018 10:00:02 +0000
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 09:59:53 +0000
From: Ian Murray <ianmurrayijma@outlook.com>
To: "Ballam, Rachel" <Rachel.Ballam@havant.gov.uk>
Subject: RE: APP/17/00530  silvester Rd
Thread-Topic: APP/17/00530  silvester Rd
Thread-Index: AQHT/w9x+WJWohQPVUK3XIdJeVIvkg==
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Date: Fri, 8 Jun 2018 09:59:52 +0000
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Content-Type: text/plain; charset="Windows-1252"
Content-Transfer-Encoding: quoted-printable

Rachel,
I have received the following response on this one, it should update you, w=
e are just waiting for approval from southern water which should resolve th=
is, I will forward this to you as soon as I receive it
Best Regards
Ian Murray


From: <josh@alpinehomesuk.co.uk<mailto:josh@alpinehomesuk.co.uk>>
Date: Wednesday, 6 June 2018 09:54
To: Ian Murray <ianmurrayijma@outlook.com<mailto:ianmurrayijma@outlook.com>=
>
Subject: RE: silvester Rd




Ian,

Not sure what reply they are hoping to receive just yet as I am still waiti=
ng for approval from Southern Water for the revised attached drainage plan.
See below comments summarizing the same in response to each point raised.


=93The surface water drainage proposal is not supported by favourable soaka=
ge tests, construction details, or required storage volume (soakaway sizing=
) calculations. The foul sewerage submission is not supported by informatio=
n from Southern Water confirming that both the principal and means of conne=
ction is suitable
These tests and sizing calculations are not relevant as we are discharging =
to the foul and surface water mains.

Drawing no. A114 V7.3 shows surface water disposal by means of a shared soa=
kaway, located adjacent to the driveway of the 'type B' property. It is not=
 clear whether the soakaway shown serving the garage to the 'type A' proper=
ty is located on the land associated with the type A or B plot. If on land =
associated with the 'type A' plot, it is unclear why the drainage for the m=
ain house has not been directed to the soakaway present on the plot - presu=
mably to avoid the public sewer 'exclusion zone'. I have been unable to det=
ermine from Southern Water whether shallow conveyance of surface water with=
in the exclusion zone is prohibited, but note that a) the existing properti=
es lie within the exclusion zone, and b) that ground level / invert informa=
tion from Southern Water suggest that the public sewer is in excess of 10m =
below existing ground level. If b) is accurate, it seems plausible to me th=
at installation of services within the exclusion zone might be permissible.=
 The absence of any evidence of engagement with Southern Water makes it ver=
y difficult to gauge whether the somewhat awkward drainage layout is necess=
ary, or whether an objection to it would be reasonable in planning terms.
Also awaiting approval from Southern Water for the revised drainage plan.

Shared soakaway drainage is not recommended, as owner of one plot necessari=
ly adopts responsibility for the drainage of the other. This could unnecess=
arily result in the Council needing to invoke drainage enforcement powers, =
or could place the occupants at greater risk of civil dispute over the effi=
cacy of drainage systems, or the impact of disposal (e.g. waterlogging of g=
round).
```

No longer relevant.

If the proposed scheme is accepted (as being necessary to accommodate site =
constraints), the applicant would need to ensure that rights and responsibi=
lities in respect of maintenance of-, and access to- private drainage are p=
roperly addressed within the titles to the properties. However, this seems =
a somewhat odd approach where it appears that the existing properties are a=
lready served by public surface water system (chamber in road opposite #78,=
 with communication in a northerly direction), providing an alternative mea=
ns of disposal.
No longer relevant.

In line with CS15, use of SuDS is supported where appropriate. However, it =
is not clear from the submission that the proposal demonstrates that functi=
on is likely to be satisfactory, or that arrangements are adequate to ensur=
e "whole life management and maintenance". In this sense, it could be argue=
d that the submission fails to meet CS15. It is not considered appropriate =
to rely upon building control to address a material planning matter.

I would ordinarily expect the LLFA to address these concerns, but I am awar=
e that the scale of this development is insufficient to trigger a consultat=
ion with the LLFA.

Should discharge of c.3 be refused, and the applicant consider alternative =
disposal via the public surface water system, drainage design should consid=
er attenuation and controlled release to maintain greenfield runoff rates i=
n order to comply with CS15.=94
Drainage to the allocated surface water main should not need this.

Hopefully this should suffice until I receive a reply from Southern Water.

Many Thanks

Josh Fields
Project Manager
Alpine Group Ltd

Mobile | 07881 974 425
E-mail | Josh@alpinehomesuk.co.uk<mailto:Josh@alpinehomesuk.co.uk>
Web | www.alpinehomesuk.co.uk<http://www.alpinehomesuk.co.uk/>

Alpine Homes Ltd, Three Oaks, Botley Road, Bishops Waltham, Southampton, SO=
32 1DR

From: Ian Murray <ianmurrayijma@outlook.com<mailto:ianmurrayijma@outlook.co=
m>>
Sent: 05 June 2018 17:51
To: josh@alpinehomesuk.co.uk<mailto:josh@alpinehomesuk.co.uk>
Subject: silvester Rd

Josh
Really need to respond to Rachael on this can you give me an idea of when w=
e can get back to her
Best Regards
Ian

From: "Ballam, Rachel" <Rachel.Ballam@havant.gov.uk<mailto:Rachel.Ballam@ha=
vant.gov.uk>>
Date: Tuesday, 5 June 2018 12:01
To: Ian Murray <ianmurrayijma@outlook.com<mailto:ianmurrayijma@outlook.com>=
>

Subject: RE: APP/17/00530

Good afternoon Mr Murray,

Further to our previous correspondence are you able to provide an update pl=
ease on the expected timeframe for the submission of the requested informat=
ion? This application has now run past its initial statutory deadline. Plea=
se submit the required information as soon as possible.

Kind regards,

Rachel Ballam
Planning Officer: Conditions Discharge and Compliance
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: +4423 92 446 143
rachel.ballam@havant.gov.uk<mailto:David.eaves@havant.gov.uk>
www.havant.gov.uk<http://www.havant.gov.uk/>
www.facebook.com/havantboroughcouncil<http://www.facebook.com/havantborough=
council>
www.twitter.com/havantborough<http://www.twitter.com/havantborough>

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ironmental Information Regulations or Date Protection Act then please redir=
ect your email tocustomer.services@havant.gov.uk<mailto:customer.services@h=
avant.gov.uk>. Any statutory timeframe for a response for requests will no=
t commence until the request is received by the Customer Services Team.

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ntended solely for the person to whom it is addressed. If you are not the =
intended recipient, please notify the sender and delete the message from yo=
ur system immediately.

From: Ian Murray [mailto:ianmurrayijma@outlook.com]
Sent: 16 May 2018 09:51
To: Ballam, Rachel <Rachel.Ballam@havant.gov.uk<mailto:Rachel.Ballam@havant=
.gov.uk>>
Subject: Re: APP/17/00530

Rachel,
Will chase my client and come back to you
Best Regards
ian

From: "Ballam, Rachel" <Rachel.Ballam@havant.gov.uk<mailto:Rachel.Ballam@ha=
vant.gov.uk>>
Date: Tuesday, 15 May 2018 11:20
To: "'ian@ijma.co.uk<mailto:'ian@ijma.co.uk>'" <ian@ijma.co.uk<mailto:ian@i=
jma.co.uk>>
Subject: FW: APP/17/00530

Good morning Mr Murray,

Are you able to provide an approximate date for when I might expect to rece=
ive comments or revised information in respect of the below comments?

Thank you very much.

Kind regards,

Rachel Ballam
Planning Officer: Conditions Discharge and Compliance
Planning Services
Havant Borough Council
Public Service Plaza

```
Civic Centre Road
Havant
PO9 2AX
Direct Line: +4423 92 446 143
rachel.ballam@havant.gov.uk<mailto:David.eaves@havant.gov.uk>
www.havant.gov.uk<http://www.havant.gov.uk/>
www.facebook.com/havantboroughcouncil<http://www.facebook.com/havantborough=
council>
www.twitter.com/havantborough<http://www.twitter.com/havantborough>

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ironmental Information Regulations or Date Protection Act then please redir=
ect your email tocustomer.services@havant.gov.uk<mailto:customer.services@h=
avant.gov.uk>.  Any statutory timeframe for a response for requests will no=
t commence until the request is received by the Customer Services Team.

Information in this message is confidential and may be privileged.  It is i=
ntended solely for the person to whom it is addressed.  If you are not the =
intended recipient, please notify the sender and delete the message from yo=
ur system immediately.

From: Ballam, Rachel
Sent: 03 May 2018 10:51
To: 'ian@ijma.co.uk<mailto:'ian@ijma.co.uk>' <ian@ijma.co.uk<mailto:ian@ijm=
a.  co.uk>>
Subject: APP/17/00530

Good morning Mr Murray,

As earlier discussed please find below the consultee response received in r=
espect of Condition 3:

=93The surface water drainage proposal is not supported by favourable soaka=
ge tests, construction details, or required storage volume (soakaway sizing=
) calculations. The foul sewerage submission is not supported by informatio=
n from Southern Water confirming that both the principal and means of conne=
ction is suitable

Drawing no. A114 V7.3 shows surface water disposal by means of a shared soa=
kaway, located adjacent to the driveway of the 'type B' property. It is not=
 clear whether the soakaway shown serving the garage to the 'type A' proper=
ty is located on the land associated with the type A or B plot. If on land =
associated with the 'type A' plot,it is unclear why the drainage for the ma=
in house has not been directed to the soakaway present on the plot - presum=
ably to avoid the public sewer 'exclusion zone'. I have been unable to dete=
rmine from Southern Water whether shallow conveyance of surface water withi=
n the exclusion zone is prohibited, but note that a) the existing propertie=
s lie within the exclusion zone, and b) that ground level / invert informat=
ion from Southern Water suggest that the public sewer is in excess of 10m b=
elow existing ground level. If b) is accurate, it seems plausible to me tha=
t installation of services within the exclusion zone might be permissible. =
The absence of any evidence of engagement with Southern Water makes it very=
 difficult to gauge whether the somewhat awkward drainage layout is necessa=
ry, or whether an objection to it would be reasonable in planning terms.

Shared soakaway drainage is not recommended, as owner of one plot necessari=
ly adopts responsibility for the drainage of the other. This could unnecess=
arily result in the Council needing to invoke drainage enforcement powers, =
or could place the occupants at greater risk of civil dispute over the effi=
cacy of drainage systems, or the impact of disposal (e.g. waterlogging of g=
round).

If the proposed scheme is accepted (as being necessary to accommodate site =
constraints), the applicant would need to ensure that rights and responsibi=
lities in respect of maintenance of-, and access to- private drainage are p=
roperly addressed within the titles to the properties. However, this seems =
a somewhat odd approach where it appears that the existing properties are a=
lready served by public surface water system (chamber in road opposite #78,=
 with communication in a northerly direction), providing an alternative mea=
ns of disposal.

In line with CS15, use of SuDS is supported where appropriate. However, it =
is not clear from the submission that the proposal demonstrates that functi=
on is likely to be satisfactory, or that arrangements are adequate to ensur=
e "whole life management and maintenance". In this sense, it could be argue=
d that the submission fails to meet CS15. It is not considered appropriate =
to rely upon building control to address a material planning matter.

I would ordinarily expect the LLFA to address these concerns, but I am awar=
e that the scale of this development is insufficient to trigger a consultat=
ion with the LLFA.

Should discharge of c.3 be refused, and the applicant consider alternative =
disposal via the public surface water system, drainage design should consid=
er attenuation and controlled release to maintain greenfield runoff rates i=
n order to comply with CS15.=94

Kind regards,

Rachel Ballam
Planning Officer: Conditions Discharge and Compliance
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: +4423 92 446 143
rachel.ballam@havant.gov.uk<mailto:David.eaves@havant.gov.uk>
www.havant.gov.uk<http://www.havant.gov.uk/>
www.facebook.com/havantboroughcouncil<http://www.facebook.com/havantborough=
council>
www.twitter.com/havantborough<http://www.twitter.com/havantborough>

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ironmental Information Regulations or Date Protection Act then please redir=
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avant.gov.uk>.  Any statutory timeframe for a response for requests will no=
t commence until the request is received by the Customer Services Team.

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ntended solely for the person to whom it is addressed.  If you are not the =
intended recipient, please notify the sender and delete the message from yo=
ur system immediately.


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<strong>Sent:</strong>08 Jun 2018 10:59:52</br/>
<strong>To:</strong>Rachel.Ballam@havant.gov.uk, </br/>
<strong>Subject:</strong>RE: APP/17/00530  silvester Rd</br/>
<strong>Attachments:</strong>image001.png, Silvester Road Drainage P2.pdf, </br/>
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<div>Rachel,</div>
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<div>I have received the following response on this one, it should update y=
ou, we are just waiting for approval from southern water which should resol=
ve this, I will forward this to you as soon as I receive it</div>
<div>Best Regards</div>
<div>Ian Murray</div>
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span.EmailStyle19
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re hoping to receive just yet as I am still waiting for approval from South=
ern Water for the revised attached drainage plan.<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:red">See below comments summari=
zing the same in response to each point raised.<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: black;">=93The surface water drainage p=
roposal is not supported by favourable soakage tests, construction details,=
 or required storage volume (soakaway sizing)
 calculations. The foul sewerage submission is not supported by information=
 from Southern Water confirming that both the principal and means of connec=
tion is suitable
<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">These tests and sizing calculatio=
ns are not relevant as we are discharging to the foul and surface water mai=
ns.</span><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-family: Verda=
na, sans-serif; color: black;"><br>
<br>
Drawing no. A114 V7.3 shows surface water disposal by means of a shared soa=
kaway, located adjacent to the driveway of the 'type B' property. It is not=
 clear whether the soakaway shown serving the garage to the 'type A' proper=
ty is located on the land associated
 with the type A or B plot. If on land associated with the 'type A' plot, i=
t is unclear why the drainage for the main house has not been directed to t=
he soakaway present on the plot - presumably to avoid the public sewer 'exc=
lusion zone'. I have been unable
 to determine from Southern Water whether shallow conveyance of surface wat=
er within the exclusion zone is prohibited, but note that a) the existing p=
roperties lie within the exclusion zone, and b) that ground level / invert =
information from Southern Water
 suggest that the public sewer is in excess of 10m below existing ground le=
vel. If b) is accurate, it seems plausible to me that installation of servi=
ces within the exclusion zone might be permissible. The absence of any evid=
ence of engagement with Southern
 Water makes it very difficult to gauge whether the somewhat awkward draina=
ge layout is necessary, or whether an objection to it would be reasonable i=
n planning terms.<o:p></o:p></span></p>
```

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<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">Also awaiting approval from South=
ern Water for the revised drainage plan.</span><span lang=3D"EN-GB" style=
=3D"font-size: 10pt; font-family: Verdana, sans-serif; color: black;">
<br>
<br>
Shared soakaway drainage is not recommended, as owner of one plot necessari=
ly adopts responsibility for the drainage of the other. This could unnecess=
arily result in the Council needing to invoke drainage enforcement powers, =
or could place the occupants at
 greater risk of civil dispute over the efficacy of drainage systems, or th=
e impact of disposal (e.g. waterlogging of ground).
<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">No longer relevant.</span><span l=
ang=3D"EN-GB" style=3D"font-size: 10pt; font-family: Verdana, sans-serif; c=
olor: black;"><br>
<br>
If the proposed scheme is accepted (as being necessary to accommodate site =
constraints), the applicant would need to ensure that rights and responsibi=
lities in respect of maintenance of-, and access to- private drainage are p=
roperly addressed within the titles
 to the properties. However, this seems a somewhat odd approach where it ap=
pears that the existing properties are already served by public surface wat=
er system (chamber in road opposite #78, with communication in a northerly =
direction), providing an alternative
 means of disposal. <o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">No longer relevant.</span><span l=
ang=3D"EN-GB" style=3D"font-size: 10pt; font-family: Verdana, sans-serif; c=
olor: black;"><br>
<br>
In line with CS15, use of SuDS is supported where appropriate. However, it =
is not clear from the submission that the proposal demonstrates that functi=
on is likely to be satisfactory, or that arrangements are adequate to ensur=
e &quot;whole life management and maintenance&quot;.
 In this sense, it could be argued that the submission fails to meet CS15. =
It is not considered appropriate to rely upon building control to address a=
 material planning matter.
<br>
<br>
I would ordinarily expect the LLFA to address these concerns, but I am awar=
e that the scale of this development is insufficient to trigger a consultat=
ion with the LLFA.<br>
<br>
Should discharge of c.3 be refused, and the applicant consider alternative =
disposal via the public surface water system, drainage design should consid=
er attenuation and controlled release to maintain greenfield runoff rates i=
n order to comply with CS15.=94<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">Drainage to the allocated surface=
 water main should not need this.<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">Hopefully this should suffice unt=
il I receive a reply from Southern Water.<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 10pt; font-=
family: Verdana, sans-serif; color: red;">Many Thanks
<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D"><o:p></o:p></span></p>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:14.0pt;color:#1F497D;mso-fa=
reast-language:EN-GB">Josh Fields</span><span style=3D"color:#1F497D;mso-fa=
reast-language:EN-GB"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB">Project Manager<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB">Alpine Group Ltd<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB">Mobile | 07881 974 425<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB">E-mail |
<a href=3D"mailto:Josh@alpinehomesuk.co.uk">Josh@alpinehomesuk.co.uk</a><o:=
p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB">Web |
<a href=3D"http://www.alpinehomesuk.co.uk/">www.alpinehomesuk.co.uk</a><o:p=
></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"color:#1F497D;mso-fareast-language:EN=
-  GB"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:#1F497D;mso-fa=
reast-language:EN-GB">Alpine Homes Ltd, Three Oaks, Botley Road, Bishops Wa=
ltham, Southampton, SO32 1DR</span><span style=3D"color:#1F497D;mso-fareast=
-  language:EN-GB"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:#1F497D;mso-fa=
reast-language:EN-GB"></span><span style=3D"color:#1F497D;mso-fareast-langu=
age:EN-GB"><o:p></o:p></span></p>
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h=3D"211" height=3D"59" style=3D"width:2.1979in;height:.6145in" id=3D"Pictu=
re_x0020_2" src=3D"cid:image001.png@01D3FD7B.FE469680" alt=3D"cid:image002.=
png@01D2A497.33DD16F0"></span><span style=3D"color:#1F497D;mso-fareast-lang=
uage:EN-GB"><o:p></o:p></span></p>
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o:p></span></p>
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<div>
<div style=3D"border:none;border-top:solid #E1E1E1 1.0pt;padding:3.0pt 0cm =
0cm 0cm">
<p class=3D"MsoNormal"><b>From:</b> Ian Murray &lt;<a href=3D"mailto:ianmur=
rayijma@outlook.com">ianmurrayijma@outlook.com</a>&gt;
<br>
<b>Sent:</b> 05 June 2018 17:51<br>
<b>To:</b> <a href=3D"mailto:josh@alpinehomesuk.co.uk">josh@alpinehomesuk.c=
o.uk</a><br>
<b>Subject:</b> silvester Rd<o:p></o:p></p>
</div>
</div>
<p class=3D"MsoNormal"><o:p></o:p></p>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black">Josh<o:=
p></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black">Really =
need to respond to Rachael on this can you give me an idea of when we can g=
et back to her<o:p></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black">Best Re=
gards<o:p></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black">Ian<o:p=
></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black"><o:p></=
o:p></span></p>
```

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</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black"><o:p></=
o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black"><o:p></=
o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black"><o:p></=
o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><b><span style=3D"color:black">From: </span></b><spa=
n style=3D"color:black">&quot;Ballam, Rachel&quot; &lt;</span><span style=
=3D"font-size:10.5pt;color:black"><a href=3D"mailto:Rachel.Ballam@havant.go=
v.uk"><span style=3D"font-size:11.0pt">Rachel.Ballam@havant.gov.uk</span></=
a></span><span style=3D"color:black">&gt;</span><span style=3D"font-size:10=
.5pt;color:black"><o:p></o:p></span></p>
</div>
<div style=3D"border:none;border-top:solid #B5C4DF 1.0pt;padding:3.0pt 0cm =
0cm 0cm">
<p class=3D"MsoNormal"><b><span style=3D"color:black">Date: </span></b><spa=
n style=3D"color:black">Tuesday, 5 June 2018 12:01<br>
<b>To: </b>Ian Murray &lt;<a href=3D"mailto:ianmurrayijma@outlook.com">ianm=
urrayijma@outlook.com</a>&gt;<br>
<b>Subject: </b>RE: APP/17/00530<o:p></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span style=3D"font-size:10.5pt;color:black"><o:p></=
o:p></span></p>
</div>
<div>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Good afte=
rnoon Mr Murray,<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Further t=
o  our previous correspondence are you able to provide an update please on t=
he expected timeframe for the submission of the requested information? This=
 application has now run past its initial
 statutory deadline. Please submit the required information as soon as poss=
ible. <o:p>
</o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Kind rega=
rds,<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 12pt; font-=
family: Arial, sans-serif; color: black;">Rachel Ballam</span><span lang=3D=
"EN-GB" style=3D"color:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 12pt; font-=
family: Arial, sans-serif; color: black;">Planning Officer: Conditions Disc=
harge and Compliance
</span><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 12pt; font-=
family: Arial, sans-serif; color: black;">Planning Services
<br>
Havant Borough Council <br>
Public Service Plaza</span><span lang=3D"EN-GB" style=3D"color:black"><o:p>=
</o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size: 12pt; font-=
family: Arial, sans-serif; color: black;">Civic Centre Road<br>
Havant <br>
```

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PO9 2AX <br>
Direct Line: &#43;4423 92 446 143</span><span lang=3D"EN-GB" style=3D"color=
:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB"><a href=3D"mailto:David.eaves@havant.gov.uk" target=3D"_b=
lank"><span style=3D"font-size: 12pt; font-family: Arial, sans-serif; color=
: blue;">rachel.ballam@havant.gov.uk</span></a></span><span lang=3D"EN-GB" =
style=3D"color:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB"><a href=3D"http://www.havant.gov.uk/" target=3D"_blank"><=
span style=3D"font-size: 12pt; font-family: Arial, sans-serif; color: blue;=
">www.havant.gov.uk</span></a></span><span lang=3D"EN-GB" style=3D"color:bl=
ack"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB"><a href=3D"http://www.facebook.com/havantboroughcouncil" =
target=3D"_blank"><span style=3D"font-size: 12pt; font-family: Arial, sans-=
serif; color: blue;">www.facebook.com/havantboroughcouncil</span></a></span=
><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB"><a href=3D"http://www.twitter.com/havantborough" target=
=3D"_blank"><span style=3D"font-size: 12pt; font-family: Arial, sans-serif;=
 color: blue;">www.twitter.com/havantborough</span></a></span><span lang=3D=
"EN-GB" style=3D"color:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:12.0pt;color=
:black;mso-fareast-language:EN-GB"></span><span lang=3D"EN-GB" style=3D"col=
or:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB">If you are requesting information under the Freedom of In=
formation Act, Environmental Information Regulations or Date Protection Act=
 then please redirect your email to<a href=3D"mailto:customer.services@hava=
nt.gov.uk" target=3D"_blank"><span style=3D"color:blue">customer.services@h=
avant.gov.uk</span></a>.
 Any statutory timeframe for a response for requests will not commence unti=
l the request is received by the Customer Services Team.</span><span lang=
=3D"EN-GB" style=3D"color:black"><o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB"></span><span lang=3D"EN-GB" style=3D"color:black"><o:p></=
o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black;mso-fareas=
t-language:EN-GB">Information in this message is confidential and may be pr=
ivileged. It is intended solely for the person to whom it is addressed. If =
you are not the intended recipient, please
 notify the sender and delete the message from your system immediately.</sp=
an><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p></span></p>
</div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<div>
<div style=3D"border:none;border-top:solid #E1E1E1 1.0pt;padding:3.0pt 0cm =
0cm 0cm">
<p class=3D"MsoNormal"><b><span style=3D"color:black;mso-fareast-language:E=
N-GB">From:</span></b><span style=3D"color:black;mso-fareast-language:EN-GB=
"> Ian Murray [<a href=3D"mailto:ianmurrayijma@outlook.com">mailto:ianmurra=
yijma@outlook.com</a>]
<br>
<b>Sent:</b> 16 May 2018 09:51<br>
<b>To:</b> Ballam, Rachel &lt;<a href=3D"mailto:Rachel.Ballam@havant.gov.uk=
">Rachel.Ballam@havant.gov.uk</a>&gt;<br>
<b>Subject:</b> Re: APP/17/00530</span><span lang=3D"EN-GB" style=3D"color:=
black"><o:p></o:p></span></p>
</div>
</div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:10.5pt;color=
:black">Rachel,</span><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p=
></span></p>
</div>
```

```
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:10.5pt;color=
:black">Will chase my client and come back to you</span><span lang=3D"EN-GB=
" style=3D"color:black"><o:p></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:10.5pt;color=
:black">Best Regards</span><span lang=3D"EN-GB" style=3D"color:black"><o:p>=
</o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:10.5pt;color=
:black">ian</span><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p></s=
pan></p>
</div>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:10.5pt;color=
:black"></span><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p></span=
></p>
</div>
<div style=3D"border:none;border-top:solid #B5C4DF 1.0pt;padding:3.0pt 0cm =
0cm 0cm">
<p class=3D"MsoNormal"><b><span lang=3D"EN-GB" style=3D"color:black">From: =
</span></b><span lang=3D"EN-GB" style=3D"color:black">&quot;Ballam, Rachel&=
quot; &lt;<a href=3D"mailto:Rachel.Ballam@havant.gov.uk">Rachel.Ballam@hava=
nt.gov.uk</a>&gt;<br>
<b>Date: </b>Tuesday, 15 May 2018 11:20<br>
<b>To: </b>&quot;<a href=3D"mailto:'ian@ijma.co.uk">'ian@ijma.co.uk</a>'&qu=
ot; &lt;<a href=3D"mailto:ian@ijma.co.uk">ian@ijma.co.uk</a>&gt;<br>
<b>Subject: </b>FW: APP/17/00530<o:p></o:p></span></p>
</div>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"font-size:10.5pt;color=
:black"></span><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:p></span=
></p>
</div>
<div>
<div>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Good morn=
ing Mr Murray,<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Are you a=
ble to provide an approximate date for when I might expect to receive comme=
nts or revised information in respect of the below comments?<o:p></o:p></sp=
an></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Thank you=
 very much.<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black">Kind rega=
rds,<o:p></o:p></span></p>
<p class=3D"MsoNormal"><span lang=3D"EN-GB" style=3D"color:black"><o:p></o:=
p></span></p>
<div>
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Havant Borough Council <br>
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Havant <br>
PO9 2AX <br>
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family: Verdana, sans-serif; color: black;">=93The surface water drainage p=
roposal is not supported by favourable soakage tests, construction details,=
 or required storage volume (soakaway sizing)
 calculations. The foul sewerage submission is not supported by information=
 from Southern Water confirming that both the principal and means of connec=
tion is suitable
<br>
<br>
Drawing no. A114 V7.3 shows surface water disposal by means of a shared soa=
kaway, located adjacent to the driveway of the 'type B' property. It is not=
 clear whether the soakaway shown serving the garage to the 'type A' proper=
ty is located on the land associated
 with the type A or B plot. If on land associated with the 'type A' plot,it=
 is unclear why the drainage for the main house has not been directed to th=
e soakaway present on the plot - presumably to avoid the public sewer 'excl=
usion zone'. I have been unable
 to determine from Southern Water whether shallow conveyance of surface wat=
er within the exclusion zone is prohibited, but note that a) the existing p=
roperties lie within the exclusion zone, and b) that ground level / invert =
information from Southern Water
 suggest that the public sewer is in excess of 10m below existing ground le=
vel. If b) is accurate, it seems plausible to me that installation of servi=
ces within the exclusion zone might be permissible. The absence of any evid=
ence of engagement with Southern
 Water makes it very difficult to gauge whether the somewhat awkward draina=
ge layout is necessary, or whether an objection to it would be reasonable i=
n planning terms.
<br>
<br>
Shared soakaway drainage is not recommended, as owner of one plot necessari=
ly adopts responsibility for the drainage of the other. This could unnecess=
arily result in the Council needing to invoke drainage enforcement powers, =
or could place the occupants at
 greater risk of civil dispute over the efficacy of drainage systems, or th=
e impact of disposal (e.g. waterlogging of ground).
<br>
<br>
If the proposed scheme is accepted (as being necessary to accommodate site =
constraints), the applicant would need to ensure that rights and responsibi=
lities in respect of maintenance of-, and access to- private drainage are p=
roperly addressed within the titles
 to the properties. However, this seems a somewhat odd approach where it ap=
pears that the existing properties are already served by public surface wat=
er system (chamber in road opposite #78, with communication in a northerly =
direction), providing an alternative
 means of disposal. <br>
<br>
In line with CS15, use of SuDS is supported where appropriate. However, it =
is not clear from the submission that the proposal demonstrates that functi=
on is likely to be satisfactory, or that arrangements are adequate to ensur=
e &quot;whole life management and maintenance&quot;.
 In this sense, it could be argued that the submission fails to meet CS15. =
It is not considered appropriate to rely upon building control to address a=
 material planning matter.
<br>
<br>
I would ordinarily expect the LLFA to address these concerns, but I am awar=
e that the scale of this development is insufficient to trigger a consultat=
ion with the LLFA.<br>
<br>
Should discharge of c.3 be refused, and the applicant consider alternative =
disposal via the public surface water system, drainage design should consid=
er attenuation and controlled release to maintain greenfield runoff rates i=
n order to comply with CS15.=94</span><span lang=3D"EN-GB" style=3D"color:b=
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(line-by-line continuation)

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