



**Havant**  
**BOROUGH COUNCIL**

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23 April 2018

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

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**Application Number:** APP/17/01141

**Site Address:** Land at, 38-44 London Road, Purbrook, Waterlooville

**Description:** Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896 (21.12.17). Request to Discharge Condition No.s 3,5,6,7,8,9,10,13,14,15,16 and 17(09.03.18).

This decision relates to your request to discharge conditions which was valid from 09/03/2018.

**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/17/01141.**

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

**Condition 5:**

No development hereby permitted shall commence until 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 design report  
Addendum report  
Drainage layout drawing SO-2168-05-DE-20  
Manhole Details SO-2168-05-DE-21A

**Condition 14:**

No development shall commence until details relating to the following have been submitted to and agreed by the Local Planning Authority:

- i. confirmation of the existing drainage system
- ii. infiltration tests should be carried out to discover if this method of surface water disposal is appropriate and the results provided.
- iii. Evidence of the appropriate number of treatment stages in the surface water management train as states in CIRIA C69.
- iv. Calculations comparing the existing surface water run off rate, in l/s for a 1 in 100 year flood event +30% for climate change, with the proposed development's surface water run off rate for the same event.
- v. Calculations to demonstrate the existing run off volume for a 1 in 100 year, 6 hour flood event and evidence showing that there be adequate storage for the attenuation of this volume on site, and allowing discharge without increasing the run off rate or volume off site.

**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 drawings  
Detailed drainage design report  
Addendum report  
Drainage layout SO-2168-05-DE-20  
Details drawing SO-2168-05-DE-21A  
Pipework details SO-2168-05-DE-22A  
Drainage layout inc subs SO-2168-05-DE-23

**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: 23 April 2018