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**BOROUGH COUNCIL**

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21 March 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/14/00547

**Site Address:** Land west of Horndean Road and south of Southleigh Road

**Description:** Outline planning permission for 125 residential units and a water retention area. All matters reserved except access and levels (approved 29.4.2015). Request to Discharge Condition No. 11 (21.3.16). Request to Discharge Conditions 5, 7 - 22 and 23 (19/07/2017). Request to discharge Condition 6 (05.10.17)

This decision relates to your request to discharge conditions which was valid from 17/10/2017.

**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/14/00547.**

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

**Condition 15:**

No development shall take place until a detailed design for the proposed wetland area has been submitted to and approved in writing by the local planning authority. The design will need to:

1. Demonstrate that the wetland area provides sufficient compensatory storage for the proposed land raising elsewhere on site. Design information to include location plans, calculations and cross sections. If the wetland is able to provide additional storage the standard of protection associated with this must be quantified.
2. Provide detail of any structures including control structures and new headwalls.

**Reason:** To ensure that flood risk does not increase as a result of the proposed land raising on site and having due regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

**Details submitted:**

Environmental Permit Consent issued by Environment Agency reference EPR/GB3598JL and drawings/method statements/reports referenced therein.

**Condition 16:**

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 year (with an allowance for climate change) will not

exceed the run-off from the existing site following the corresponding rainfall events. The drainage scheme should:

1. Provide an assessment of how the site is currently drained, its existing runoff rates and the proposed runoff rates. It should demonstrate that the combined flow from the proposed development does not exceed existing rates.
2. Demonstrate the surface water run-off generated up to and including the 1 in 100 year an allowance for climate change will not exceed the run-off from the existing site following the corresponding rainfall event.
3. Demonstrate the measures employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving waters.
4. Include details of how the scheme shall be maintained and managed after completion. This shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
5. A timetable for its implementation
6. A written summary of the scheme, including supporting calculations.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**Reason:** To prevent the increased risk of flooding, both on and off site, and having due regard to policy CS16 of the Havant

Borough Local Plan (Core Strategy) 2011 and the NPPF.

Details submitted:

ES1711-500-05-01-B Drainage Strategy 1 of 3

ES1711-500-05-02-C Drainage Strategy 2 of 3

ES1711-500-05-03-C Drainage Strategy 3 of 3

ES1711-500-04-01-A Standard Details 1 of 2

ES1711-500-04-02-A Standard Details 2 of 2

ES1711-DR-B Drainage Strategy Report

ES1711-SUDS-A SUDS Operational and Maintenance Manual

ES1711-WQM-A Water Quality Management Manual

**Condition 19:**

No development shall take place until the proposed realigned watercourse and newly created wetlands, (formed of the Wetland Retention Area and Flood Compensation Area), are constructed in accordance with a scheme and method statement to be submitted to and approved in writing by the local planning authority. The scheme shall include the following:

The timing of the works

- Cross sections of the proposed realigned watercourse and proposed wetlands
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)
- The ecological enhancements as mitigation for the loss of habitat resulting from the development
- A map or plan showing habitat areas to be specifically protected (identified in the ecological report) during the works.
- Any necessary mitigation for protected species
- Construction methods
- Any necessary pollution protection methods
- Details of the exact realignment of the watercourse and details of any bed material that may be imported to site. We would expect to see a two stage channel with wetland berms creating sinuosity and providing some natural variability rather than a linear, uniform channel. The works shall be carried out in accordance with the approved method statement.
- Method to ensure topsoil conservation for flood compensation area which is to remain as agricultural land

**Reason:** Development that encroaches on watercourses , wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is

particularly valuable for wildlife and it is essential this is protected and having due regards to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Environmental Permit Consent issued by Environment Agency reference EPR/GB3598JL and drawings/method statements/reports referenced therein.

**Condition 20:**

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, including interalia details of Sustainable Drainage Systems and their maintenance, land drainage and off site sewer works have been submitted to and approved 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 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 regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Details submitted:**

ES1711-500-05-01-B Drainage Strategy 1 of 3  
ES1711-500-05-02-C Drainage Strategy 2 of 3  
ES1711-500-05-03-C Drainage Strategy 3 of 3  
ES1711-500-04-01-A Standard Details 1 of 2  
ES1711-500-04-02-A Standard Details 2 of 2  
ES1711-SUDS-A SUDS Operational and Maintenance Manual

**Condition 22:**

Prior to commencement, full details of existing and proposed levels for the water compensation area shown on plan 13-016/110 rev B (Appendix E of Submitted Flood Risk Assessment), shall be submitted/agreed by LPA. Re-levelling in accordance with the approved plans shall be carried out prior to the construction of any dwelling the subject of this permission. Resulting levels and gradients shall not be increased at any time thereafter without approval of LPA.

**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 regards to Policy DM25 of the Local Plan (Allocations) and Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

**Details submitted:**

ES1711-500-07-C Flood Mitigation - Isopachytes  
ES1711-500-08-C Flood Mitigation - Contours  
ES1711-500-09-C Flood Mitigation - Sections  
ES1711-500-11-B Flood Mitigation - Volumes  
ES1711-SUDS-A SUDS Operational and Maintenance Manual

- (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: 21 March 2018