

From: Steve White
Sent: 8 Jun 2017 08:20:22 +0000
To: Simon Kennedy
Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO DRAINAGE.

PP1308/LA.

Dear Simon,

Further to your recent email regarding the drainage, please see the below response from the Civil Engineer referring to previous meetings and agreements made with Southern Water.

Kind regards

Steve

Steve White BA (Hons) Dip Arch RIBA
Architect



Unit 15, Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire, SO50 7HD
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Before you print **think about the ENVIRONMENT!**

From: Keith Sargent [mailto:keith@rjwatkinson.co.uk]
Sent: 07 June 2017 17:49
To: Steve White
Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO.

Steve,

I would respond by saying that following a meeting at their offices we were given approval from Southern Water to discharge 20% of the proposed foul drainage discharge into Kingsclere Avenue. They had initially stated that there wasn't any available capacity, as they had with the surface water drainage, but they re-assessed the capacity of the sewers and were able to offer us connections in both roads for both the surface water and foul systems.

The drainage design, which has been reviewed by Southern Water and should imminently be approved for the Section 104, has been derived on this basis.

We have requested written confirmation from John Sylvester at Southern Water who confirmed that a foul connection into Kingsclere Avenue would be acceptable, and will forward this as soon as it has been received.

Kind regards,

Keith



visit our new website at www.rjwatkinson.co.uk

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R J Watkinson & Partners Limited (Company Reg. No. 2117644)

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From: Steve White [<mailto:steve.white@popepriestley.co.uk>]

Sent: 07 June 2017 16:02

To: Keith Sargent

Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO.

PP1308/LA.

Dear Keith,

Further to the email below can you please assist and provide me with a quick response to Simon's query just to bring him up to date.

Should you wish to discuss this please do not hesitate to call.

Kind regards

Steve

Steve White BA (Hons) Dip Arch RIBA
Architect



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Before you print think about the ENVIRONMENT!

From: Simon Kennedy [<mailto:Simon.Kennedy@havant.gov.uk>]
Sent: 07 June 2017 15:53
To: Steve White
Cc: 'Clive Palmer'
Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO. [Filed 07 Jun 2017 15:57]

Dear Steve.

Thanks for the updated document. I have now discharged condition 2 under separate cover which you should receive shortly.

Any view on the situation with regard to drainage would be greatly appreciated.

Kind regards

Simon Kennedy

Planning Officer (Conditions Discharge & Compliance)

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

DD: 02392 446138

Email: simon.kennedy@havant.gov.uk

From: Steve White [<mailto:steve.white@popepriestley.co.uk>]
Sent: 07 June 2017 15:36
To: Simon Kennedy
Cc: 'Clive Palmer'
Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO.

PP1308/LA.

Dear Simon,

Further to your previous email below, please see the updated Pre-commencement Planning Condition 2 (Construction Management Plan) information as requested.

For ease the updated section to satisfy the condition is point 2.7.

We look forward to receiving approval in due course.

Kind regards

Steve

Steve White BA (Hons) Dip Arch RIBA
Architect



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Before you print **think about the ENVIRONMENT!**

From: Simon Kennedy [<mailto:Simon.Kennedy@havant.gov.uk>]
Sent: 06 June 2017 17:47
To: Steve White
Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO. [Filed 07 Jun 2017 08:00]

Dear Steve.

Thank you for the submitted details, as the proposed site offices are double stacked can you please confirm that any windows present on the top unit will be suitably covered to ensure no overlooking issues to adjoining properties, this will then be sufficient to discharge the relevant condition.

I have passed the external lighting plan to my highways engineer who will assess the details. I hope to have a response on this matter by early next week.

With regard to drainage matters, I was dis-satisfied with the first response from Southern Water and asked them to provide further advice, this has now been received as attached to this email. Could you please advise if it is likely that drainage matters will be resolved prior to the application expiry date of 29/06/2017?

Kind regards

Simon Kennedy

Planning Officer (Conditions Discharge & Compliance)

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

DD: 02392 446138

Email: simon.kennedy@havant.gov.uk

From: Steve White [<mailto:steve.white@popepriestley.co.uk>]
Sent: 06 June 2017 10:34
To: Simon Kennedy
Cc: 'clive.palmer@felthamconstruction.co.uk'; Steve Weaver
Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO.

PP1308/LA.

Dear Simon,

REF: APP/16/00492

Further to your request for additional information for the below pre-commencement conditions, please see the attached information.

Condition 2: The Construction Management Plan Revision A.
Condition 7: The External Lighting Plan.

Should you have any problems with the attached then please do not hesitate to call.

Kind regards

Steve

Steve White BA (Hons) Dip Arch RIBA
Architect



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Before you print **think about the ENVIRONMENT!**

From: Simon Kennedy [<mailto:Simon.Kennedy@havant.gov.uk>]
Sent: 02 June 2017 15:24
To: Jonathan Thompson; Steve White
Cc: 'clive.palmer@felthamconstruction.co.uk'; Steve Weaver

Subject: LA KAH APP/16/00492 - Kingsclere Ave CONDITIONS ADDITIONAL INFO. [Filed 06 Jun 2017 09:12]

Dear Steve.

I have now had the opportunity to fully assess your application documents, there a number of matters that will need to be resolved as follows:

Condition 2 –

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound and site office during site clearance and construction of the development.

(iii) The provision to be made for wheel washing and the prevention of transfer of mud onto the surrounding roads.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and wheel washing arrangements shall be kept available and used only as such.

It is considered that for the phase one site set up the compound could be moved further away from neighbouring properties and a plan should be submitted as such. With regard to phase two, please provide details of the height and location of site buildings and any material storage structures over 2.5m high, also provide details of any hoarding proposed to limit disturbance to neighbouring properties.

Condition 4 –

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) including an implementation timetable 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.

I have received a response from Southern Water stating that they do not recommend discharge of this condition as they have yet to approve details pursuant to a Section 104 agreement, I am currently taking advice from the Council's development manager as to if this is suitable grounds to withhold approval of the planning condition. I am yet to receive a response from the Local Lead Flood Authority and have chased this up today, a response is expected in the first 2 days of next week.

Condition 5 –

The details provided are acceptable and no further action is required.

Condition 7 –

No development hereby permitted shall commence until 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 a programme for the implementation and making up of the same 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.

After consultation with the Council's Highways Engineer the following further information is required:

...to discharge condition 7 I would also like more information with regard to the level of street lighting coverage and details(including levels of the cycle and pedestrian crossing points across the new roads .

Please provide the additional information and adjustments as soon as possible.

Should you have any questions or concerns please do not hesitate to contact me.

Kind regards

Simon Kennedy

Planning Officer (Conditions Discharge & Compliance)

Planning Services

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