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BOROUGH COUNCIL

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Our Ref: APP/16/00347
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Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
31 March 2017

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

Application Number: APP/16/00347

Site Address: Purbrook School Former Playing Fields Stakes Road Waterlooville

Description: Erection of 26 residential units with associated works, access, parking and landscaping (approved 13.01.17). Request to Discharge Condition No.s 2, 4, 5, 6 and 19 (18.01.17).

This decision relates to your request to discharge conditions which was valid from 18/01/2017.

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/16/00347.

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

Condition 5:

No development hereby permitted shall commence until further plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, details of their positioning in relation to retained trees and hedges including root protection areas 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 occupied 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, to prevent flood risk and to ensure the protection of trees and hedges and having due regard to policies CS11, CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Existing TOPO SW Runoff 471-E-010
Storm Sewer Design
Engineering Layout 5444 01 Rev G
Longitudinal sections 5444 10 Rev A
Sewer Details 5444 21 Rev B
Private Drainage Sheet 1 5444 22
Private Drainage Sheet 2 5444 23

Note for applicant with regard to condition 5

The length of foul sewer approved for adoption under Section 104 meets sewers adoption standards.

The design of the remaining on site foul sewerage and surface water drainage on site does not meet the standards that would be reasonably required by Southern Water and so consequently should the sewers be built as shown,

Southern Water would not be prepared to enter into an agreement to adopt the sewers or accept them in the future under any change of government legislation.

The developer has been made aware of Southern Water's stance and intends to source a maintenance company to main/repair the sewers within the site boundary. Maintenance of unadopted sewers must be included within the site management information as required by the Section 106 agreement relating to the site.

Condition 6:

Notwithstanding any description of materials in the application no development above d.p.c. level shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

External materials schedule Rev F

Samples;

Quinn Western Slate Turf Brown

Quinn Western Slate Rustic Mix

Quinn Rathmore Slate Grey

Redland Plan Tiles Farmhouse Red

Forterra Heather Multi

Forterra Abbey Blend

Forterra Breckland Multi

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: 31 March 2017