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Our Ref: APP/19/00768
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14 September 2022

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

Application Number: APP/19/00768

Site Address: Land to the rear of, 15-27 Horndean Road, Emsworth

Description: Erection of 16 new dwellings with associated access, parking and open space. (Approved 04.02.2021). Request to discharge condition No/s 3, 6, 7, 10, 14, 15, 17, 18, 19, 20, 23 and 24 (received 25.03.2021). Request to discharge condition No 12 and 13 (received 30.04.2021). Request to discharge condition 4 (28.05.21). Request to discharge condition 5 (received 12/08/2022).

This decision relates to your request to discharge conditions which was valid from 28/05/2021.

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/19/00768.

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

Condition 12:

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.

As to the surface water drainage scheme for the site, which should be based on sustainable drainage principles, an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is commenced. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS).

The drainage scheme shall also provide the following;

Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this; and

Evidence that Exceedance flows and runoff in excess of design criteria have been considered. Calculations and plans to show where above ground flooding might occur and where this would pool and flow for exceedance flows.

Exceedance flows are considered in the event of the pipe being non-operational.

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:

Flood Risk Assessment & Drainage Strategy + Infrastructure Storm water & Foul Drainage
Drawing No 424991/201-202-203-204-205-206P1 dated April 2021.

- (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.

Simon Rowberry

Simon Rowberry
Executive Head of Place (Interim)
Date: 14 September 2022