

Miss R Ballam
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Our Ref: APP/20/01093
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
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08 April 2022

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

Application Number: APP/20/01093

Site Address: Land at Sinah Lane, Hayling Island

Description: Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7, 11, 12, 13, 14, 20, 22, and 23 (recd 5.7.21)

This decision relates to your request to discharge conditions which was valid from 14/07/2021.

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/20/01093.

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

Condition 12:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the approved documentation, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

- a. Confirmation that the attenuation basin low flow channel will not be affected by groundwater either through lining or the provision of groundwater monitoring information.
- b. Confirmation of any boundary drainage features to ensure existing flow paths are not obstructed.
- c. Details for the long term maintenance arrangements for the surface water drainage system including confirmation that the proposals identified for adoption by Southern Water are acceptable.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, to reduce the risk of flooding from blockages to the existing culvert, and to reduce the risk of flooding to the proposed development and future occupants. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Drainage Technical Note GTA Ref: 10162 3rd Issue 28 January 2022
Groundwater Monitoring Plan
Groundwater Monitoring Plan inc. Tide Status
Flotation Calculations FW Pump Wet 10162/1101 Rev T2
Flotation Calculations FWMH39 10162/1102 Rev T1
Flotation Calculations SWMH45 10162/1103 Rev T1
Flotation Calculations 900mm Sewer 10162/1104 Rev T1
Flotation Calculations Modular Storage Tank Central Storage Tank 10162/1105 Rev T1
Flotation Calculations Modular Storage Tank Northern Storage Tank 10162/1106 Rev T1
Flotation Calculations SW Pump Wet Well 10162/1107 Rev T1
Private Drainage Construction Details Sheet 1 of 2 10162/1071 Rev T2
Drainage Plan Sheet 1 10162/1061 Rev T19
Drainage Plan Sheet 2 10162/1062 Rev T17
Drainage Plan Sheet 3 10162/1063 Rev T16
Drainage Plan Sheet 4 10162/1064 Rev T17
Surface Water Drainage Outfall Plan 10162/1016 Rev T11
Attenuation Lagoon - Anti-Flotation Calculation 10162 V1 - 15.6.21
Letter from Southern Water 6th January 2021 Ref: DS_AOS104-114538 (002589)
Letter Barratt Homes 7th March 2022
Email Barratt Homes 7th April 2022

Condition 23:

Notwithstanding the submitted Levels Strategy, no development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Cut and Fill Analysis 10162/1204 Rev T1
Cut and Fill Analysis 10162/1204 Rev T1 showing 500mm+ variations only
Road Longitudinal Sections Sheet 1 10162/1031 Rev T4
Road Longitudinal Sections Sheet 2 10162/1032 Rev T5
External Works and Levels Plan Sheet 1 10162/1081 Rev T14
External Works and Levels Plan Sheet 2 10162/1082 Rev T14
External Works and Levels Plan Sheet 3 10162/1083 Rev T11
External Works and Levels Plan Sheet 4 10162/1084 Rev T12
Letter Barratt Homes 7th March 2022

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.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 08 April 2022