

Natalie Fellows
Fellows Planning Limited
62 Carmathen Avenue
Drayton
Portsmouth
PO6 2AQ

Our Ref: APP/21/00200
Direct Line: (023) 023 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
09 May 2022

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

Application Number: APP/21/00200

Site Address: 32 New Lane, Havant, PO9 2NG

Description: Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure (approved 22.10.21). Request to discharge conditions 11 and 19 (received 27.10.21). Request to discharge conditions 14, 15, 16, and 27 (received 10/12/2021). Request to discharge condition 17 (received 16.12.21). Request to discharge condition 22 and 28 (recd 13.1.22).

This decision relates to your request to discharge conditions which was valid from 10/12/2021.

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/21/00200.

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

Condition 15:

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior the development being brought into use. The submitted details shall include;

- a Maintenance schedules for each drainage feature type and ownership.
- b Details of protection measures.

Reason: To ensure suitable drainage and to avoid flood risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drainage Strategy Report C200810-PIN-XX-XX-RP-C-02_11.0 – see paragraph 3.9 page 11 (extract also provided – DSR Part 3)
Email Fellows Planning dated 26th April 2022

Condition 16:

The drainage system shall be constructed in accordance with the Drainage Strategy Report; ref: C200810-PIN-XX-XX-RP-C-02. Surface water discharge to the public sewer network shall be limited to 174l/s (1 in 1 year), 395l/s (1 in 30 year) and 395l/s (1 in 100 year). Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure suitable drainage and to avoid flood risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

C200810-PIN-XX-XX-DR-C-00206 Levels Strategy 15.6m FFL P08
C200810-PIN-XX-XX-DR-C-00215 Typical Construction Details P02
C200810-PIN-XX-XX-DR-C-00211 Proposed External Works Plan P02
7379-SMR-00-ZZ-DR-A-2012-S4-P5 Site with Surface Finishes Plan
C200810-PIN-XX-XX-DR-C-00205 P13 Drainage Strategy
Email Fellows Planning dated 26th April 2022
Manhole Schedule Drawing No. C200810-PIN-XX-XX-DR-C-0207 Rev P05
C200810-PIN-XX-XX-RP-C-01 Ver 5.0 Flood Risk Assessment

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: 09 May 2022