

APP/20/00276 - Proposed change of use, conversion and extensions, including first floor addition to block B, of existing garage blocks to create 2No. three bedroom detached dwellings with associated car parking, bin and bike storage, reconfiguration of existing vehicular access, new gate and new fencing and boundary treatments.

Request to Discharge Conditions 11

Condition 11 wording:

Construction of the development hereby permitted shall not commence until:

a) Details of the proposed means of surface water disposal and any SUDs have been submitted to, and approved in writing by, the Local Planning Authority. There should be a presumption against disposal by means of infiltration drainage unless compatible with the contamination assessment 'site conceptual model' & remedial / risk mitigation scheme.

b) Plans and particulars specifying the measures to protect the existing drainage apparatus have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

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 connections and proposals in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: Use of infiltration drainage may impact exposure to contaminants and 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 DM17 of the Havant Borough Local Plan (Allocations) 2014 the National Planning Policy Framework.

.....

In relation to conditions 11(a) and 11(b) please find attached revised drawings 501 and 502.

In response to the letter we received from Southern Water dated the 17th March 2021 I can now confirm the following:

The 2 attached revised drawings show the new waste and surface water runs and manholes, which have been agreed with the Building Control Officer, Mr Stephen Downton of Stroma (07983 823617). Where there were concerns raised by SW regarding a proposed extension to Dwelling B (where the integral garage is located) that was to be built over an existing waste pipe, this has now been avoided by reducing the depth of the proposed extension so that it is located away from the pipe in question. The smaller sized extension is to be built out of lightweight construction that does not require foundations in agreement with Mr Downton. He is now taking responsibility for this element of the project, therefore, he is also able to confirm that a build over agreement with SW is not required. If you require confirmation of this please feel free to contact Mr Downton on the number above.

SuDS – In reference to the Southern Water website in which there is a section titled '*Outline Guidance Sustainable Drainage Systems (SuDS)*', I can confirm that the proposed development is only for 2 new dwellings (conversions), whereas Southern Water state that '*SuDs are currently only a requirement in legislation for developments greater than 10 dwellings but we encourage all developments to follow the hierarchy so that the most sustainable approach can be taken*'. In this

instance the site is not capable of installing any underground tanks which would allow water to filter away due to the soil type (clay), which can be confirmed by Soils Ltd (Mr Chris Swainston – 01962 673330), who were responsible for also carrying out the contamination assessment for the site. The site is completely covered with an existing reinforced concrete slab that varies from 250mm-350mm and will be retained, therefore making it a 'no-dig' site. The new development does not add to the amount of surface water that will need to be removed from the site as it is already completely hard landscaped as described above. Realistic and practical measures to at least try to fulfil the approach of a sustainable site and SuDS will be implemented on site. This will mainly include the collection and storage of rain water in water butts that will be located at various points around the 2 plots.

Can you please forward the above drawings and information on to Southern Water for their approval of condition 11.