

Miss R Hawes
Bargate Homes Ltd
The New Barn
Vicarage Farm Business Park
Winchester Road
Fair Oak, Eastleigh
SO50 7HD

Our Ref: APP/20/00455
Direct Line: (023) 92 446263
Ask For: Mr L Oliver
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30 November 2021

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

Application Number: APP/20/00455

Site Address: Land at Cottage Farm, 149 Lovedean Lane, Waterlooville

Description: Outline application (with all matters reserved except for access) for the construction of up to 56 No dwellings, open space, landscaping, access, the demolition of 149 Lovedean Lane and associated works (part of application site within Havant Borough Council). (Approved 04/02/2021). Request to partial discharge condition No. 4 (29/09/2021). Request to discharge condition No/s 1, 4, 6, 7 - 20 (19/10/2021). Request to discharge condition No. 5a (11/11/2021).

This decision relates to your request to discharge conditions which was valid from 11/11/2021.

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/20/00455.

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

Condition 4:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 23246, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- c. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge locations. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- d. 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.

The development shall be carried out in accordance with the approved details.

Reason - To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission 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:

SITE LOCATION PLAN 01
EXISTING FLOOD ROUTING PLAN 02
PROPOSED FLOOD ROUTING PLAN 03B
PROPOSED IMPERMEABLE AREAS 04B
PROPOSED DRAINAGE CIVILS PROPOSED DRAINAGE - SHEET 1 OF 2 201J
PROPOSED DRAINAGE CIVILS PROPOSED DRAINAGE - SHEET 2 OF 2 202J
PROPOSED DRAINAGE MANHOLE SCHEDULES 205D
CONSTRUCTION DETAILS SHEET 1 OF 3 501B
CONSTRUCTION DETAILS SHEET 2 OF 3 502E
CONSTRUCTION DETAILS SHEET 3 OF 3 503A
HYDRO INTERNATIONAL DOWNSTREAM DEFENDER 1200 PERFECT MANHOLE CONCRETE CHAMBER C1320-1000-0100 1 OF 1 REV A
ENGINEER TECHNICAL NOTE 6 JUNE 2021
FLOOD RISK ASSESSMENT V2.2
HAMPSHIRE COUNTY COUNCIL DRAINAGE CHECKLIST 15102021
HYDRO INT - DOWNSTREAM DEFENDER - SYSTEM 1
HYDRO INT - DOWNSTREAM DEFENDER - SYSTEM 2
DESK STUDY REPORT - DRAFT TEXT
SOUTHERN WATER SEWER RECORDS
SW DRAINAGE SYSTEM 1
SW DRAINAGE SYSTEM 2

Condition 5:

The development hereby permitted shall not be occupied until:

- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste efficiency calculation must be installed before first occupation and retained thereafter;
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that

sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.

Details submitted:

Water Calculators:

Cottage Farm Lovedean - Water Calculator Affordable Plots 11082021

Cottage Farm Lovedean - Water Calculator Private Plots 11082021

Condition 6:

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 to the first occupation of any of the dwellings. The submitted details shall include;

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

Reason - To ensure appropriate maintenance and management arrangements are in place for all drainage features 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:

PROPOSED DRAINAGE CIVILS PROPOSED DRAINAGE - SHEET 1 OF 2 201J

PROPOSED DRAINAGE CIVILS PROPOSED DRAINAGE - SHEET 2 OF 2 202J

PROPOSED DRAINAGE MANHOLE SCHEDULES 205D

DRAINAGE MAINTENANCE PLAN 1 OF 2

DRAINAGE MAINTENANCE PLAN 2 OF 2

HYDRO INT DOWNSTREAM DEFENDER OPERATION AND MAINTENANCE SCHEDULE

DRAINAGE MAINTENANCE SCHEDULE V1.1

HAMPSHIRE COUNTY COUNCIL DRAINAGE CHECKLIST 15102021

Condition 15:

Notwithstanding any indication of materials that may have been given in the application or in the absence of such information, no development above slab level shall take place on site until samples / details including manufacturers details of all the materials to be used for external facing and roofing for the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The development works shall be carried out in accordance with the approved details.

Reason - To ensure that the materials used in the construction of the approved development harmonise with the surroundings 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:

Ibstock Capital Brown Multi Stock

Thakenham Red Multi Stock

Flint Panel

Edilians (Imerys) Beauvoise 20 Clay Vallee De Chevreuse coloured roof tile

Condition 17:

No development shall commence on site until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory relationship results between the new development and adjacent

buildings and public areas. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission 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:

PROPOSED LEVELS CIVILS PROPOSED LEVELS SHEET 1 OF 2 401 REV G
PROPOSED LEVELS CIVILS PROPOSED LEVELS SHEET 2 OF 2 402 REV F
PART EXTERNAL WORKS DRAWING NORTHERN PHASE II 1949 01 REV C
PART EXTERNAL WORKS DRAWING SOUTHERN PHASE II 1949 02 REV C

Condition 19:

No part of the development hereby approved shall be occupied until details for the on site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. Each dwelling shall not be occupied until the bin & cycle storage of that unit has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason - To ensure the adequate provision of onsite facilities in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

EXTERNAL BIN / CYCLE STORE 1949 04 A

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: 30 November 2021