



The Studio | 62 Carmarthen Avenue | Drayton | Portsmouth | PO6 2AQ
Tel: 07375 490164 Email: natalie@fellowsplanning.co.uk

Ms Kayleigh Taylor
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

17th July 2025

Via Email Only:
Kayleigh.Taylor@havant.gov.uk

Dear Kayleigh,

Town and Country Planning Act 1990 (as amended)

Section 73 Application to Vary Condition 2 and 23

Original Planning Reference: APP/24/00606

Site Address: 8 Downley Road, Havant, PO9 2JD

We write to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 and 23 of planning permission reference APP/24/00606 at 8 Downley Road, Havant.

Following review of the LLFA's consultation response, our drainage engineer has identified an alternative solution that improves the way surface water is managed on site. Specifically, the underground tanks have been reconfigured to be shallower and slightly larger in area. This enables all surface water to infiltrate within the site boundary, thereby removing the need to discharge to the public foul sewer. This also retains the required unsaturated freeboard area as previously requested.

The revised drainage solution is supported by an updated Flood Risk Assessment and Drainage Note (dated 23rd May 2025) prepared by I&L Consulting Ltd. We are therefore seeking to vary the wording of Condition 23 to reflect these updates.

For ease of reference, the current wording of Condition 23 is as follows:

"The development shall be carried out in full accordance with the submitted Flood Risk Assessment and Drainage Strategy (24-011-CAN Downley Road, Havant) uploaded 21/03/2025, I&L response to LLFA consultation comments (2) uploaded 10/04/2025 and

Proposed Drainage Plan 24-011-I&L D00 P4, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."

We propose the following revised wording for **Condition 23**:

The development shall be carried out in full accordance with the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), including:

- Proposed Drainage Plan (Construction) – Drawing No. 24-011-I&L D00 P5
- Drainage Calculations (Appendix B)
- Water Quality Assessment (Appendix C)
- Drainage Maintenance Plan (Appendix D)

unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the site is adequately drained in a sustainable manner and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

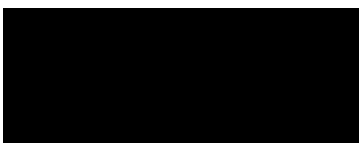
Please note that **Condition 2** is also being amended to reference the revised drainage details described above, replacing Revision 4 of the previously approved drainage plan.

We would also like to amend the internal parking layout in response to the presence of a retaining wall along the southern boundary. As a result, the disabled parking bays have been repositioned to the north of this parking run, rather than being located in the corner. Importantly, the overall parking provision remains unchanged.

The revised layout allows for an increased landscaped area in the southern corner, where standard-sized bays now replace the previously proposed larger disabled spaces. Additionally, the pathway leading to Unit 1 has been widened to ensure there is adequate space to accommodate electric vehicle (EV) charging infrastructure. Please see the **Proposed Site Plan PL004 Rev P** for details.

We trust the above and enclosed documents are sufficient to validate the application, but please let us know if you require any further information or clarification.

Yours sincerely



Natalie Fellows BA (Hons) MSc MRTPI
Director at Fellows Planning Ltd.
Email: natalie@fellowsplanning.co.uk
Tel: 07375 490164