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David Eaves
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
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9 December 2021

Via Email Only: david.eaves@havant.gov.uk

Dear David,

Details to discharge Planning Conditions 14, 15, 16 and 27 relating to planning permission APP/21/00200 at 32 New Lane, Havant

We are pleased to enclose the following drainage and hard surface details relating to planning approval APP/21/00200 at the former Pfizer site, New Lane.

This discharge of conditions application is made on behalf of our client Havant Property Investment LLP, who is currently implementing the demolition phase of the development, which was granted planning permission on the 22nd October 2021. Please note that there was a separate prior approval consent for demolition to take place prior to this which development commenced under initially.

A number of conditions have already been submitted for consideration by the council, with more to follow in due course. Each of these have been uploaded to the original planning application and namely relate to the remediation strategy proposed alongside tree protection measures (which have been inspected).

Drainage Relation Conditions

The following details have been provided to discharge the drainage related conditions, 14, 15, and 16 (albeit the later for clarity). We have gone through the requirements of each in turn on the following page for ease of reference.

Condition 14 Foul and Surface Water Disposal

Construction of the development (except for demolition and preparation works) shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that drainage of the site is acceptable to prevent flood and pollution risk having due regard to policies CS15 and DM10 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

The following documents have been provided:

- Topographical Survey
- 0221-REM-0355-CCTV Report-Pushrod
- Camera Survey Report by SCC
- C200810-PIN-XX-XX-RP-C-01_5.0 - Flood Risk Assessment Part A-E (split into 5 parts due to file size)
- Response letter from Southern Water regarding Sewerage Capacity Check - dated 23 April 2021 (confirming capacity of 0.41 l/s for foul)
- Drainage Strategy Report C200810-PIN-XX-XX-RP-C-02_11.0-parts-(Split into 1-20 parts due to file size) dated 22 September 2021
- Drainage Strategy Drawing C200810-PIN-XX-XX-DR-C-00205 P13

Please note that the Drainage Strategy has undergone a very minor amendment. Please see Condition 16 for details.

The submitted information should be sufficient for Southern Water to determine the outfall is acceptable (which they accepted under a separate cover), alongside the CCTV survey and topographical information which identifies existing infrastructure and utilities within or adjacent the site.

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.

The following documents have been provided:

- Drainage Strategy Report C200810-PIN-XX-XX-RP-C-02_11.0 – see paragraph 3.9 page 11 (extract also provided – DSR Part 3)

This section of the drainage strategy confirms that a private management company will be employed to maintain the completed drainage network for the development, incorporating the various activities and frequency of routine maintenance and monitoring for each SUDS component. This will ensure the continuing operation of the drainage systems to design performance standards.

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 174 l/s (1 in 1 year), 395 l/s (1 in 30 year) and 395 l/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.

The Drainage Strategy approved during the planning process (revision P01) has been updated with the following amendments:

P09 – Car parking kerbs removed to simplifying surface water runs, the use of Qmax drainage runs (greater pipe volumes allowed to decrease attenuation crate volume – net volume attenuated on site remained the same), also captured in this revision is the reuse of existing foul connection point rather than creating new connection (value engineering and same connection criteria satisfied).

P12 - Quadrceptors replaced with catch pits (see part 6 of Drainage Strategy Report and drawing C200810-PIN-XX-XX-DR-C-00205 P12)

P13 - Level amendments (0.1m site levels have been raised to assist with reusing materials on site), drainage principles remain unchanged, cover and invert levels updated to reflect updated levels (see final Drainage Strategy drawing C200810-PIN-XX-XX-DR-C-00205 P13 which incorporates all updates as a standalone plan)

The above correlates with details submitted in association with condition 27 below.

Landscaping Condition

Condition 27: Hardsurfacing

Notwithstanding any description of materials in the application, no above ground construction shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

Fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:

- finished levels
- hard surfacing material type / product reference and colour - laying bond
- edging or kerb detail / type
- retaining structures or steps

The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

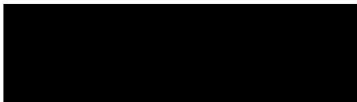
Documents submitted for consideration include:

- 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

The above should be read alongside the approved soft landscaping plans. The surface materials include concrete, tarmac and block pavers in line with the drainage strategy.

Please do not hesitate to contact me if you require any further information.

Yours sincerely



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