

Planning Department
Havant Borough Council
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our Ref: HBC.WVWP.160503

3rd May 2016

Dear Sirs

**FORMER BAE SYSTEMS TECHNOLOGY PARK, ELETRRA AVENUE, WATERLOOVILLE –
APPLICATION FOR NON MATERIAL AMENDMENT TO CONDITION 2 & THE DISCHARGE OF
CONDITIONS PURSUANT TO APPLICATION REF. APP/15/00772**

Please find enclosed an application to amend the consented elevation drawing by way of a non-material amendment. A separate application will also be submitted to secure the discharge of the various pre-commencement conditions pursuant to consent ref. APP/15/00772 dated 26th April 2016 relating to:-

“Erection of a foodstore (class A1) with associated parking, servicing, access and landscaping”

For ease of reference, we have covered both submissions under one covering letter and have made our comments in respect of each part below in a chronological order.

- **Non-Material Amendment to substitute the consented elevation drawing (15204-3200-CN1) with 144-100-PL 001**

Lidl's operational requirements have necessitated having to incorporate a plant gantry above the loading area. The portal frame has also been extended to include the freezer/bakery section along with the false parapet on the south elevation to obscure the roof behind and provide a uniform appearance at the front. Roof lights have also been added above where the glazing has been omitted on the east elevation to ensure sufficient natural light enters the building at this part.

No change will be made to the floor areas or configuration of the internal layout. The revised design does not prejudice the requirements on condition 10 with regard to the north western corner of the building.

- **Condition 3 – Details of measures to protect the public sewer crossing the site**

On-site investigations and test pits have identified that the sewer is already protected by a concrete topping, approximately 3m wide, which also wraps around the side of the pipe. We will therefore identify and demark the exact line and depth of the pipe on-site. We will take all necessary precautions to ensure that we do not cut into the protective layer and ensure that any works carried out within this area during the course of the works will be monitored closely by our site manager.

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- **Condition 4a– Specification of the type of construction for the roads and footpaths including all relevant cross sections showing existing and proposed levels together with details of street lighting and surface water details**

The section of road that connects the site to the public highway will be constructed in accordance with details already submitted to discharge the pre-commencement conditions pursuant to APP/15/00451 for the construction of the estate vehicular route through the site.

These drawings include the general arrangements for the proposed road including the alignment, width, gradient and type of construction proposed for the section of road that falls within the application boundary together with details of the surface water drainage treatment for this section of the carriageway. We enclose copies of the drawings listed overleaf for your consideration.

- Drawing ref. 1605-H1-1 Spine Road Layout
- Drawing ref. 1605-H2-1 Spine Road Long section
- Drawing ref. 1605-H3-1 Spine Road Markings & Kerbs
- Drawing ref. 1605 H4-1 Spine Road Carriageway Drainage
- Drawing ref. 1605-H5-1 Spine Road Construction Details.

With regard to street lighting, please see drawing ref. STP-WA-H-S-LA 01A

- **Condition 4b – Programme for making up the roads and footpaths**

In terms of the programme for making up the roads and footpath, the intention is that as soon as all pre-commencement conditions are discharged we will begin construction on this section of the road and the programme of works is anticipated to take 12 weeks to complete.

Condition 5 – Details of the finished floor levels and proposed and existing ground levels.

Details of the key existing and proposed levels are indicated on drawing ref. STP-WA-H-P/B 100

Condition 6 – Foul and Surface Water Layout

Please refer to drawing ref. STP-WA-H-P/B 100; drawing ref. 15083/050 P3 showing the existing and proposed surface and foul water layout in relation to the application site. These drawings also contain the relevant cover and invert levels for the gullies.

Condition 7 – Soft Landscaping

See enclosed drawing ref. STP-WA-H-S-LA 01A showing the distribution and species of ground cover to be planted and the sizes of the trees and shrubs to be planted. The planting will take place as soon as practicable following the construction of the scheme within the planting season.

Condition 9 – Hard Surfacing

See external works layout drawing ref. 16016/060 P

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Condition 10 – Lighting Details

Please refer to drawing ref. STP-WA-H-S-LA 01A showing the lighting details proposed within the application site.

Condition 11 – BREEAM Pre-Assessment

See attached the pre-assessment report targeting a “Very Good” rating for this building.

The application has been submitted via the Planning Portal and cheques, made payable to Havant Borough Council to cover the appropriate application fees, will be sent by post.

We look forward to receiving confirmation that the application has been registered and validated. In the meantime, should you have any queries, please do not hesitate to make contact.



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Encl.

