

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

Our Ref: HBC.WVWP.1602254

24th February 2016

Dear Sirs,

**FORMER BAE SYSTEMS TECHNOLOGY PARK, ELETRRA AVENUE, WATERLOOVILLE –
DISCHARGE OF CONDITIONS PURSUANT TO APPLICATION REF. APP/15/00773**

Please find enclosed an application to secure the discharge of the various pre-commencement conditions pursuant to consent ref. APP/15/00773 dated 9th October 2015 relating to:-

"Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing access and landscaping"

For ease of reference, we address each condition chronologically, outlining the details and information submitted pursuant to each below.

- **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 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.

- **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

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FORMER BAE SYSTEMS TECHNOLOGY PARK – DISCHARGE OF CONDITIONS

- Drawing ref. 1605 H4-1 Spine Road Carriageway Drainage
- Drawing ref. 1605-II5-1 Spine Road Construction Details.

With regard to street lighting, at this stage, it is not proposed any street lighting is to be provided within the scope of this application boundary.

- **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-II-P/B; drawing ref. 1605 H4-1 and drawing ref. F2235.06A showing the existing and proposed surface and foul water layout in relation to the application site.

These drawings contain the relevant cover and invert levels for the gullies. In relation to the foul please be advised the unit's drainage will connect to the position indicated "F7" on drawing ref. STP-WA-H-P/B.

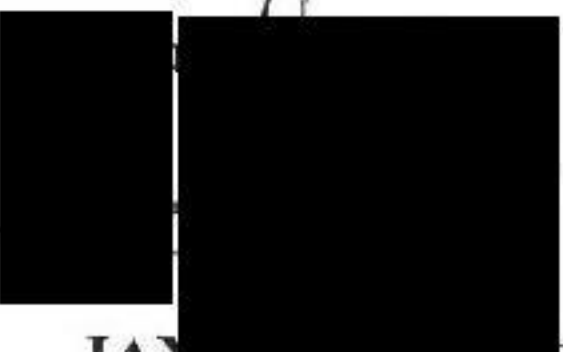
Condition 8 – BREEAM Pre-Assessment

It has been agreed with the local authority that due to the pre-fabricated nature of the proposed building the sustainability information provided by McDonald's consultant, a copy of which I enclose, can be submitted to discharge the BREEAM condition.

I have attached email correspondence from the case officer, Heather Lealan, dated the 8th October, which confirms the wording of the condition provides the flexibility to enable the sustainability information to be submitted in substitute of the pre-assessment report to address this condition.

The application has been submitted via the Planning Portal and a cheque, made payable to Havant Borough Council for £7.00 to cover the application fee, 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.