

BJC Planning  
The Gallery  
3 South Street  
Titchfield  
Fareham PO14 4DL

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

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**Application Number:** APP/20/00441

**Site Address:** Land west of Hulbert Road, Havant

**Discharge Conditions 14 & 30 (Valid Date 3/7/25).**

Further to your application validated on 3 July 2025 Havant Borough Council, as Local Planning Authority, **APPROVES** conditions 14 and 30 as meeting the information requirements of the following Conditions of Planning Permission APP/20/00441 in accordance with the submitted plans and particulars as detailed below.

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

**Conditions:**

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| 14 | No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: WYG Flood Risk & Drainage Assessment (FRDA) (ref. A096474, dated April 2020), has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:<br>a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.<br>b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.<br>c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.<br>d) Evidence that urban creep has been included within the calculations.<br>e) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753. | Fully Discharged | 9/12/2025 |
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|    | <p>f) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.</p> <p>g) Evidence that the existing highway ditch connects to the watercourse and confirmation of ownership and approval to discharge to the ditch or watercourse through third party land.</p> <p><b>Reason:</b> To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and 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; and to mitigate any adverse impact from the development on the A3(M) and to ensure that the A3(M) continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980; to satisfy the reasonable requirements of road safety; and in accordance with Policy DM15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> <p><b>Detail Submitted:</b></p> <ul style="list-style-type: none"> <li>• Drainage Technical Note Rev 2</li> <li>• Drainage Layout Sheet 1 ref: 020.5923.0502 P03</li> <li>• Drainage Layout Sheet 2 ref: 020.5923.0503 P03</li> <li>• Drainage Layout Sheet 3 ref: 020.5923.0504 P03</li> <li>• Drainage Catchments ref: 020.5923.0505 P03 2</li> </ul> <p><b>Reason for Approval</b></p> <p>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.</p> |                  |           |
| 30 | <p>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.</p> <p>The submitted details shall include;</p> <p>a) Maintenance schedules for each drainage feature type and ownership</p> <p>b) Details of protection measure.</p> <p><b>Reason:</b> To safeguard the amenities of the locality and ensure that all such drainage</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Fully Discharged | 9/12/2025 |

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|  | <p>provision is constructed to an appropriate standard and quality and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> <p><b>Details submitted:</b></p> <ul style="list-style-type: none"> <li>• Drainage Technical Note Rev 2</li> <li>• Drainage Layout Sheet 1 ref: 020.5923.0502 P03</li> <li>• Drainage Layout Sheet 2 ref: 020.5923.0503 P03</li> <li>• Drainage Layout Sheet 3 ref: 020.5923.0504 P03</li> <li>• Drainage Catchments ref: 020.5923.0505 P03 2</li> </ul> <p><b>Reasons for approval:</b></p> <p>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.</p> |  |  |
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## Other Important Information:

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| 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 6571. |
| 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 and Development service at the Plaza or by telephoning 023 9244 6015.                                                                             |

**Steve Weaver**

Steve Weaver

Development Manager

Havant Borough Council  
9 December 2025