

Alistair Prideaux, EMP Partnership
54 Alexandra Road
Southampton
SO15 5DG

For Applicant:
Sam Doswell, Doswell Projects

The Town and Country Planning Act 1990
Notification of Decision

Application Number: APP/19/01226

Site Address: Land west of Coldharbour Farm Road, Emsworth

Proposal: Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west (Approved 22/03/2024).

Request to Discharge Conditions 10, 11, 12, 13, 14, 16, 17, 19, 20, 23 and 25 (28/06/2024).

Havant Borough Council as Local Planning Authority has made the following decision relating to your request to discharge condition(s):

Condition(s):

12	No development hereby permitted shall commence until a surface water drainage scheme for the site has been submitted to, and approved in writing by the Local Planning Authority. The surface water drainage scheme for the site, shall be based on the principles within the Flood Risk Assessment ref 'MT-5314-FRA.5R' dated September 2022 which includes the updated 'West Brook, Emsworth fluvial flood risk modelling report' by JBA Consulting dated September 2022 and shall include a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment. b. Detailed engineering drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. c. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. d. Details of how the SUDS features and outfalls will be designed to be as natural as possible and maximise ecological benefit. e. Materials plans. f. Cross sections for all attenuation ponds, swales, headwalls, underground attenuation (cellular storage) and outfalls into a main river. g. Information about the design storm period and intensity, the method employed to delay and control	Fully Discharged	18/12/2025
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	the surface water discharged from the site and the measures taken to prevent pollution of the receiving surface waters. h. A scheme to treat and remove suspended solids from surface water run-off during construction works. The development shall be carried out strictly in accordance with the approved details. Reason: To safeguard the amenities of the locality and ensure that all such drainage and flood 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. Details Submitted Drawing No. JUBB-XX-XX-XX-DR-C-500 Rev C9 Drawing No. JUBB-XX-XX-XX-DR-C-550 Rev C1		
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Fully Discharged: 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.

Other Important Information:

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
18 December 2025