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Enquiries to	Sophie Osborne	My reference	060719
Direct Line	N/A	Your reference	APP/26/00198
Date	1 July 2026	Email	havantdc@hants.gov.uk

For attention of Rachael McMurray

Dear Rachael,

**Re: APP/26/00198 At Southleigh Park House, Eastleigh Road, Havant,
PO9 2PE**

**Discharge of conditions 5,10 and 22 of Planning Permission
APP/17/00863**

Thank you for your consultation the above planning application. The applicant is seeking to discharge conditions 5, 10 and 22 pertaining to planning application APP/17/00863. Conditions 5 and 10 relate to highway matters and read as follows:

Condition 5:

Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

Condition 10:

No development hereby permitted shall commence for that phase until plans

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Patrick Blogg

and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: 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 National Planning Policy Framework.

To support the discharge of these conditions the applicant has submitted the following information:

- Drawing 6281-MLA-SW-XX-DR-C-001 Rev. PL11 – Engineering Layout Sheet 1 of 2
- Drawing 6281-MLA-SW-XX-DR-C-002 Rev. PL9 – Engineering Layout Sheet 2 of 2
- Drawing 6281-MLA-SW-XX-DR-C-003 Rev. PL9 – Drainage Strategy Layout
- Drawing 6281-MLA-SW-XX-DR-C-004 Rev. PL8 – Exceedance flow routes
- ADDENDUM TO FLOOD RISK ASSESSMENT & DEVELOPMENT DRAINAGE STRATEGY REF: SS/23/0752/6281 Rev. B

Given the nature of these conditions being interlinked the Highway Authority have reviewed the information holistically. These conditions both relate to the interaction with the adopted highway and the s278 technical approval process. It is understood that the applicant has received technical approval for their access arrangements onto the public highway.

It is noted that the drawings differ from those submitted through the s278 process and subject to technical approval. Whilst the Highway Authority are generally satisfied with the details presented on these drawings, there are differences between the size of the culvert subject to technical approval and that shown on the above drawings. It is understood that OWC consent has been granted on a 200mm diameter pipe and proposed connection of 150mm diameter from the development. The proposed DoC drawing shows a 225mm diameter connection in the culvert.

Given the discharge of these conditions are intrinsically linked to the s278 technical approval process, the drawings subject to technical approval should be submitted to discharge these planning conditions. Should any alterations be proposed such as the diameter of the culvert then these should be agreed

and discussed through the s278 process. At this point, the approved drawings should be submitted to discharge these planning conditions.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further clarification.

Yours faithfully,

Sophie Osborne
Senior Transport Planner - Highway Development Planning
Universal Services