

LAND TO THE EAST OF DOWNEND ROAD, PORTCHESTER, FAREHAM BOROUGH

S78 APPEAL REFERENCE: APP/A1720/W/21/3272188

Updated Planning Conditions

Changed Condition 5 (changes identified in red text)

No development hereby permitted shall commence in any development parcel, as shown on the Development Parcel Plan approved pursuant to Condition 3 above, until a detailed surface water drainage strategy and means of disposal for that development parcel has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following:

- a. Details of percolation and infiltration testing in compliance with BRE 365 and to a minimum of 1.0m above the highest groundwater level undertaken during the winter period.
- b. The detailed design of Sustainable Drainage Systems(SuDS) to be used on the site in accordance with best practice and the CIRIA SuDS Manual (C753) as well as details on the delivery, maintenance and adoption of those SuDS features;
- c. An assessment of local geology to determine risks to saturating the railway cutting face located to the south of the site, the likely change of rate of water infiltration into the cutting and the adequacy of the current track to accommodate any additional infiltration;
- d. Identification of any proposed amendments to the principles detailed within the Flood Risk Assessment and Drainage Strategy rev D;
- e. A summary of surface run-off calculations for rate and volume for pre and post development;
- f. Evidence of sufficient attenuation on site for a 1 in 100 year plus climate change event;
- g. Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area had been used in calculations to account for this;
- h. Information evidencing that the correct level of water treatment exists in the system in accordance with the CIRIA SuDS Manual C753
- ~~i. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, evidence that those responsible/ adopting bodies are in discussion with the developer and evidence of measures taken to protect and ensure continued operation of drainage features during construction;~~

The development shall be carried out strictly in accordance with the approved strategy unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory disposal of surface water from the site; to ensure no adverse effects on the integrity of designated sites for nature conservation purposes. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid potential adverse impacts.

New Condition 17

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 in a Development Parcel, identified in the Development Parcel Plan approved pursuant to Condition 3 above, and maintained in accordance with those details thereafter. The submitted details shall include;

- a. Maintenance regimes of entire surface water drainage system including individual SuDS features, including
- b. A plan illustrating the organisation responsible for each element, evidence that those responsible/ adopting bodies are in discussion with the developer and
- c. Evidence of measures taken to protect and ensure continued operation of drainage features during construction;
- d. An assessment of local geology to determine risks to saturating the railway cutting face located to the south of the site, the likely change of rate of water infiltration into the cutting and the adequacy of the current track to accommodate any additional infiltration;

Reason: To ensure satisfactory disposal of surface water from the site; to ensure no adverse effects on the integrity of the railway cutting. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid potential adverse impacts.