

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2013/114745/01-L01
Your ref: APP/13/00804
Date: 27 September 2013

Dear Sir/Madam

DEVELOPMENT OF 293 RESIDENTIAL UNITS COMPRISING 6 X ONE BEDROOM, 115 X TWO BEDROOM, 132 X THREE BEDROOM AND 40 X FOUR BEDROOM, RETENTION OF EXISTING FARMHOUSE, NEW ACCESS ROAD FROM EAGLE AVENUE, INTERNAL ACCESS ROADS, ASSOCIATED CAR PARKING, OPEN SPACE AND LANDSCAPING AND INCLUDING WORKS TO TREES UNDER TPO 1931.

WOODCROFT FARM DEVELOPMENT SITE, WOODCROFT LANE, WATERLOOVILLE

Thank you for consulting the Environment Agency on the above application, which was received on 13 September 2013.

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted, however, we request that the following planning condition be attached to any planning permission granted in order to make the development acceptable.

Planning Condition:

The Environment Agency requests that the following condition be attached to any planning permission granted, and that details in relation to this condition (and on which the Environment Agency would wish to comment) be submitted to and approved by the Local Planning Authority:

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm (with an allowance for climate change) will not exceed the run-off from the undeveloped site following the

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Those details shall include:

1. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. A timetable for its implementation; and
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
4. A written summary of the drainage strategy, including supporting calculations

Reason: To prevent the increased risk of flooding, both on and off site, in line with the policy aims of the National Planning Policy Framework (NPPF).

Advice to the Local Planning Authority / Applicant

We recognise that a preliminary surface water drainage scheme has been included in the Woodcroft Farm, Havant Flood Risk Assessment dated July 2013 within application APP/13/00804. However, we have some concerns about the scheme which need to be addressed, and therefore we believe that the above condition is necessary to ensure that surface water runoff from the site is safely managed. These issues include:

- Drainage Network 300 does not appear to be connected to an attenuation pond, and so no water quality treatment is being provided.
- The pond within network 100 appears to be offline rather than online, which will reduce its effectiveness to attenuate runoff
- All the attenuation ponds should have a permanently wet area in order to provide water quality treatment.

Southern Water will need to be in agreement with respect to the discharge of surface water into their assets.

If you have any queries regarding to the information set out above, please contact me on the details below.

Yours faithfully

Miss Verity Giles
Planning Advisor

Direct dial 01794834590

Direct e-mail PlanningSSD@environment-agency.gov.uk

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