Additional Local Requirement Reports to accompany planning application

APP/19/00324

Site Address:
5-7 Station Road, Hayling Island
Proposed Development:
Construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store

pwparchitects

61 South Street, Havant, PO9 1BZ 02392 482494

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Sustainability Statement

The Proposed development at 5-7 Station Road is for Construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store.

The 2 commercial units represent a total gross internal floor area of123m2 so are below the threshold of 500m2 for Breeam assessment.

The 19 dwelling units would each be assessed on Standard Assessment Procedure (SAP) would usually be considered residential. As this is the yardstick for sustainability required by Building Regulations if this is achieved then policy CS14 of Havant Borough Council's local plan will be conformed to.

In material terms the proposed dwellings and commercial units will be constructed using sustainable standard building products all of which will have a BBA certificate which are considered by the British Board of Agrement to be sustainable.

As a site in an existing town centre location with good transport links the site is considered to be considered sustainable.

Utilities Assessment

This statement indicates how the site connects to existing utility infrastructure systems and how the proposed Development will connect to these utility services, including electricity and gas supplies, telecommunications and water supply. Foul and Surface water drainage can be found in the specific statements about these areas forming part of the application.

Electricity

The nearest Electricity Substation is located at the nearby telephone exchange (25 Station Road) HV cables service this sub-station run on the opposite side of the road to the application site would be undisturbed by the development.

Am LV cable runs out of the sub-station and eastwards within the south pavement of South street to serve the existing site at 5-7 Station Road and beyond.

5 Station Road has at least one 3 phase supply into the site with the bungalow at No. 7 having single phase. We would expect SSE to inform us in due course if the existing substation can accommodate the development once the former uses on the site are discounted.

Gas

The Bungalow at No 7 Station Road is already served by gas utilities and the gas pipe is believed to be in the south pavement of Station Road running across the development. We would expect SGN to inform us in due course if the existing network can accommodate the development once the former uses on the site are discounted.

Water

There are 3 water meters at pavement service 5a, 5d and 7 Station Road. We would expect Portsmouth water to inform us in due course if the existing network can accommodate the development once the former uses on the site are discounted.

Telecommunications

With an existing BT telephone exchange within 100metres of the site we are confident that the site will be well served with telecommunications as required by Part R of the Building regulations.

Foul Sewage Assessment

The part of the site which is currently occupied by the rundown commercial units has an understandably moderate foul drainage system. The bungalow has a standard domestic system.

The development of the site will require a new drainage system within the site which will join together in a main manhole within the site boundary before final connection into the existing foul sewer system. The attached Southern Water drainage maps show that there is a good drainage system in the vicinity and we are reliant on SW to respond during the course of this application with any issues that have been experienced locally with the foul water system.

A Southern Water Capacity Assessment has been ordered from the Sewerage Undertaker.

Details of the existing system is shown on the drainage drawing that accompanies the application.

We are aware that surface water is not permitted to be connected to the public foul sewers.

Drainage (Surface Water and SuDS) Assessment

As the application at 5-7 Station Road is classed as a major application a Surface Water and SuDS assessment is being supplied to accompany the application.

To be read in conjunction with

Flood Risk Statement. Storm water schematic drawing.

Existing flood risk

We are unaware of any previous history of flooding on this site or within this area. The environment agency's Flood map data attached to the Flood risk statement confirms that the site is in Flood Zone 1 which it defines as an area with a low
probability of flooding.

SuDS design

The SuDS strategy to be adopted with the development of this site aims to create general improvement and reduction to the impact of this site on the existing storm drain system over the load that the existing undeveloped site represents. The Flood Risk Statements details the reduction in metaled surfaces in the development over the existing and suggests additional improvements that may be introduced if required and if the former uses of the site as a petrol station do not preclude some methods of attenuation.

Potential discharge points and locations.

It is the intention to use the existing storm drainage system to deal with the surface water issues on the site. At present we are unaware if Southern water feel that there is lack of capacity and we would expect during the course of the application for SW as a consultee to express their views. However where there is a demonstrable reduction on the amount of area draining into the system from the site as it currently exists we feel that this should be sufficient to get SW's support.

Existing drainage

As confirmed in the Flood Risk Statement There is evidence on site that all surface water drainage discharges directly onto the concrete aprons that surround the site and these drain into simple yard gulleys. It is reasonable to assume that these gulleys feed directly into Southern Water's existing storm drainage system.

Ground conditions and infiltration

Given the previous use of the part of the site as a Petrol Station (see contamination report) the developers are aware that some remedial works will be required including the removal of any remaining below ground tanks. We would expect the local authorities contaminated land specialist to offer their views on this matter once having read the applications contamination report and consulting their own contaminated land database.

Groundwater levels

We are unaware of groundwater levels being a problem on this site as this would have been evident in the environment Agency's Floor Zone mapping data.

Attenuation

As suggested in the Flood Risk statement, The development of the site introduces planting beds which will naturally attenuate rainfall going into the ground outside the storm water system. There is also the opportunity to propose some further attenuation in the makeup if the car park area if this is found to be required. However in general terms the development will reduce the impact of storm water flowing into the system from the existing model and should be commended for this fact.

General maintenance regimes

If attenuation is required within the car park area this will be a Formpave type system and the developer and manager of the completed site will adopt the maintenance regime as recommended by the manufacturer of the system installed.

Flood Risk Statement

As required by Havant Borough Council's Local Requirements we supply this Flood risk Statement as opposed a Flood risk Assessment which is not required because the site is less than 1 hectare and is wholly within Flood risk Zone 1 as confirmed by the environment agency data attached below.

While much is covered in the SuDs statement it is important to understand that the site is nearly fully metaled except for on small patch of grass in the garden of No. 7 Station Road. There is evidence on site that all surface water drainage discharges directly onto the concrete aprons that surround the site and these drain into simple yard gulleys. It is reasonable to assume that these gulleys feed directly into Southern Water's existing storm drainage system.

Furthermore one previous use of the site was as a petrol station and this is covered with the contaminated land statement which formed part of the application. Good practice would have been for gulleys within the vicinity of the petrol pumps should have passed through a petrol interceptor, however it would not be correct to suggest that such an interceptor if it existed offered any attenuation to rain water passing through it and onto the storm drains.

The development of the site introduces planting beds which will naturally attenuate rainfall going into the ground outside the storm water system. There is also the opportunity to propose some further attenuation in the makeup if the car park area if this is found to be required. However in general terms the development will reduce the impact of storm water flowing into the system from the existing model and should be commended for this fact.

Appendix A

Environment Agency's Flood map for planning

Flood map for planning

Your reference	Location (easting/northing)	Created
5-7 station r	**471335/99487**	**3 Apr 2019 2:22**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

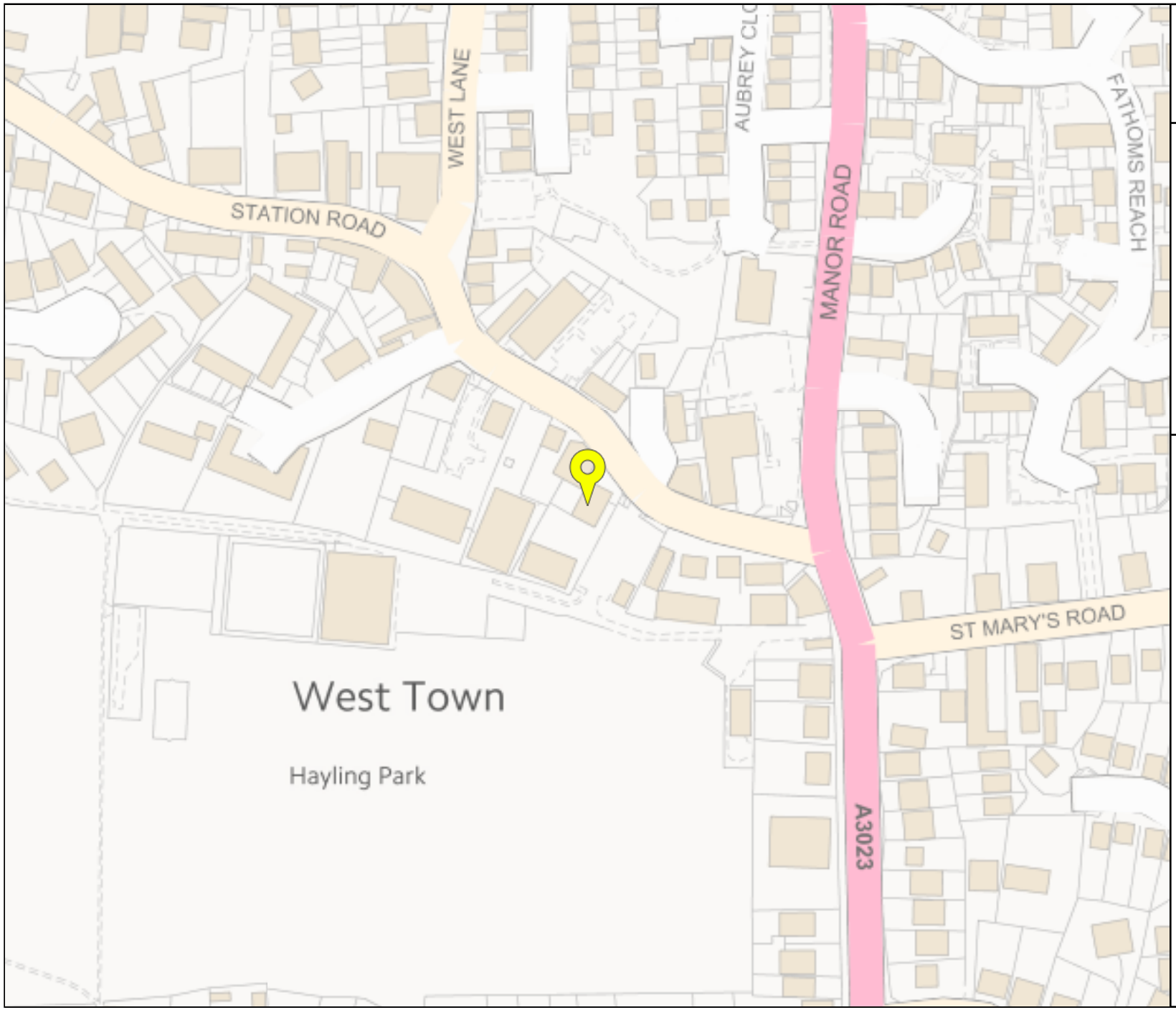
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/



Environment Agency

Flood map for planning

Your reference
5-7 station r

Location (easting/northing)
471335/99487

Scale
1:2500

Created
3 Apr 2019 2:22

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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Appendix B

Southern Water Foul and Storm Drainage

PWP Architects
61
South Street
Havant
Hampshire
PO9 1BZ

Your ref	5-7 Station Road
Our ref	333698
Date	04 April 2019
Contact	searches@southernwater.co.uk Tel 0845 272 0845 0330 303 0276 Fax 01634 844514

Attention: Kit Chan

Dear Customer

Re: Provision of public sewer record extract

Location: 5-7 Station Road, Hayling Island, PO11 0EA

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch

VAT receipt

Ordered by:

PWP Architects
South Street
Havant
Hampshire
PO9 1BZ

VAT registration number: 813 0378 56
Order reference: 333698
Your reference: 5-7 Station Road

Receipt for provision of an extract from the public sewer and/or water main records.

Location	Costs
5-7 Station Road Hayling Island PO11 0EA	£41.60
Net total	£41.60
VAT	£8.32
Total	£49.92
Paid	**Paid in full**

Thank you for your payment:

Received on: 2 April 2019

For enquiries regarding the information provided in this receipt, please contact the LandSearch team:

Tel: 0845 270 0212
0330 303 0276 (individual consumers)

Email: searches@southernwater.co.uk

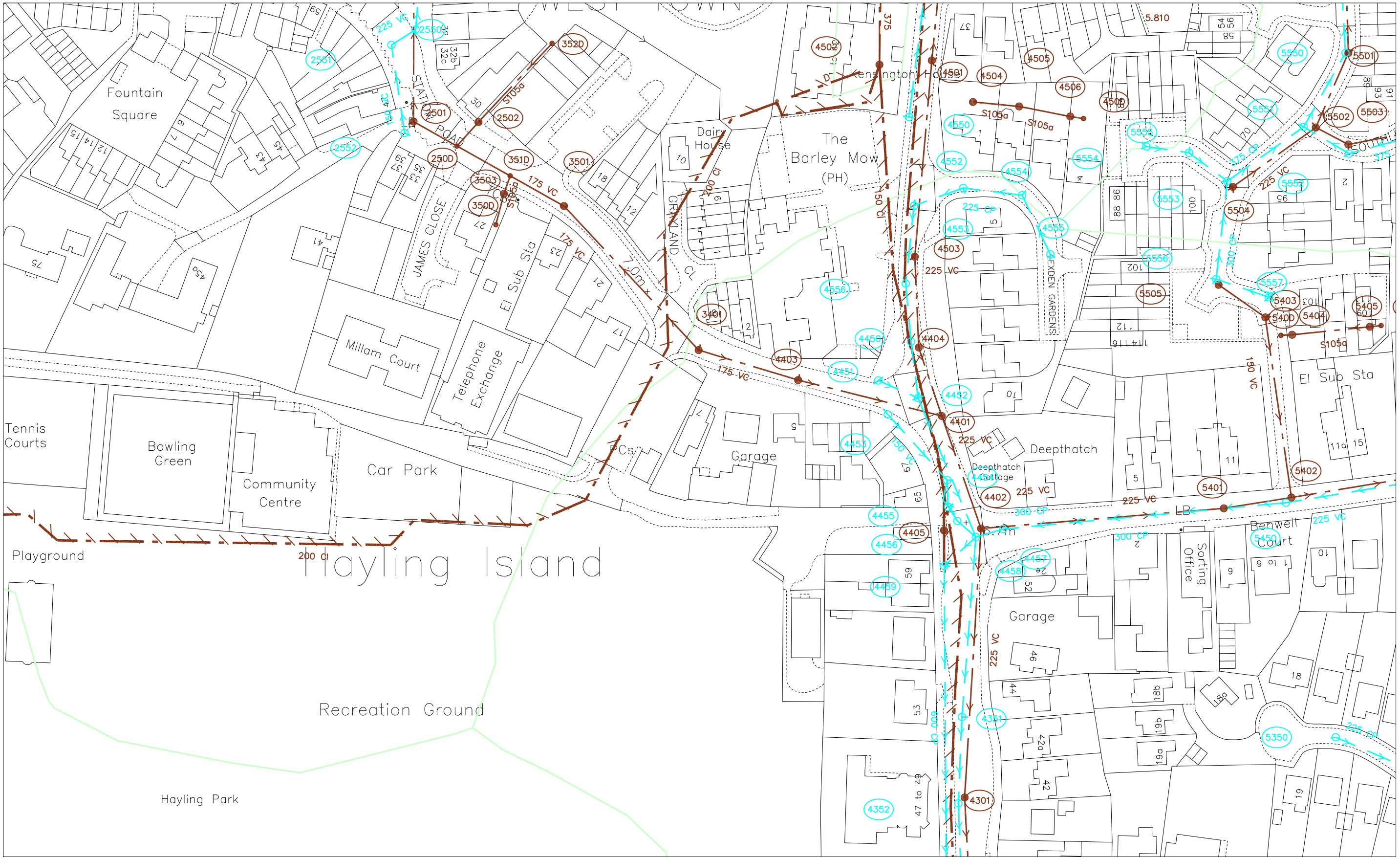
Web: www.southernwater.co.uk

LandSearch
Southern Water Services
Southern House
Capstone Road
Chatham
Kent
ME5 7QA

Southern Water

SEWER RECORDS PAGE 1 OF 2

99602



99314

471134

471605

O.S. REF.	Drawn by:	gujskew
SZ7199SW	Scale:	1:1250
Title: 333698_5 to 7 Station Road	Date:	03/04/2019

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.
The actual positions should be determnined on site.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may Include Bonded Asbestos Cement

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Southern Water

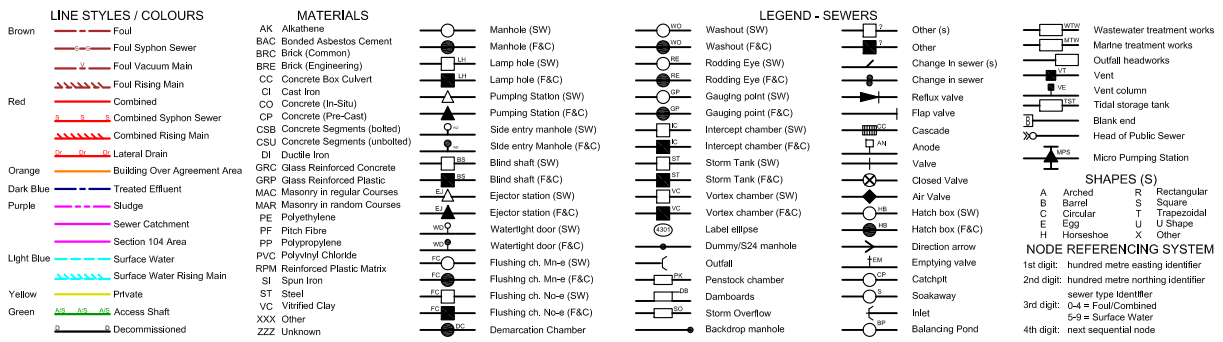
SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	
2501X	6.33	4.5	175	VC	CIRC	
2502X			UNK	UNK	CIRC	
250DX			175	VC	CIRC	
2550X	6.03	5.13	225	VC	CIRC	
2551X	6.07	5.39	225	VC	CIRC	
2552X	6.35	5.49	150	VC	CIRC	
3401Y	7.1	5.44	175	VC	CIRC	*
3401X	7.1	5.44	175	VC	CIRC	*
3501X	6.86	4.9	175	VC	CIRC	
3503X			UNK	UNK	CIRC	
350DX			UNK	UNK	CIRC	
350ZX			200	CI	CIRC	
351DX			175	VC	CIRC	
352DX			UNK	UNK	CIRC	
4301X	6.67	3.98	225	VC	CIRC	
4351X	6.74	4.64	375	CP	CIRC	
4352X	6.56	4.56	375	CP	CIRC	
4401X	6.65	4.32	225	VC	CIRC	
4402Y	6.73	4.91	225	VC	CIRC	*
4402X	6.73	4.23	225	VC	CIRC	*
4403X	7.05	4.84	175	VC	CIRC	
4404X	6.67	4.43	225	VC	CIRC	
4405X	6.62	5.129	300	UNK	CIRC	
4450X	6.75		225	CP	CIRC	
4451X	6.88	5.92	225	CP	CIRC	
4452X	6.72	5.29	225	CP	CIRC	
4453X	6.9	6.16	150	VC	CIRC	
4454X	6.73	5.6	150	VC	CIRC	
4455X	6.72	5.46	225	CP	CIRC	
4456X	6.77	5.29	225	CP	CIRC	
4457X			300	CP	CIRC	
4458Y	6.76	4.86	375	CP	CIRC	*
4458X	6.76	4.64	300	CP	CIRC	*
4459X	6.635	4.25	600	CP	CIRC	
4501Y	6.5		175	VC	CIRC	*
4501X	6.5	4.69	225	VC	CIRC	*
4502X	6.66		375	CP	CIRC	
4503X	6.76	4.53	225	VC	CIRC	
4505X			UNK	UNK	CIRC	
4506X			UNK	UNK	CIRC	
450DX			UNK	UNK	CIRC	
4550X	6.68	5.61	225	CP	CIRC	
4552X	6.83	5.95	225	CP	CIRC	
4553X	6.92	5.63	225	CP	CIRC	
4554X	7.04	6.23	225	CP	CIRC	
4555X	7.16	6.38	225	CP	CIRC	
4556X	6.88		225	CP	CIRC	
5350X	6.49	5.47	225	CP	CIRC	
5401X	6.33	4.56	225	VC	CIRC	
5402X	6.34	4.52	225	VC	CIRC	
5403X	6.94	5.36	150	VC	CIRC	
5404X			UNK	UNK	CIRC	
5405X			UNK	UNK	CIRC	
5450X	6.34	4.92	300	CP	CIRC	
5501X	7.16	5.53	225	VC	CIRC	
5502X	7.29	5.67	225	VC	CIRC	
5503X	7.32	5.81	150	VC	CIRC	
5504X	7.29	5.92	225	VC	CIRC	
5505X	7.01	5.65	150	VC	CIRC	
5550X	7.15	4.52	525	CP	CIRC	
5551X	7.26	4.61	525	CP	CIRC	
5552X	7.36	4.82	375	CP	CIRC	
5553X	7.32	4.74	375	CP	CIRC	
5554X	7.17	5.17	225	VC	CIRC	
5555X	7.25	5.04	225	VC	CIRC	

Node	Cover	Invert	Size	Material	Shape
5556X	7.01	4.87	300	CP	CIRC
5557X	7.01	5.13	300	CP	CIRC
640DX			UNK	UNK	CIRC

Node	Cover	Invert	Size	Material	Shape

Node	Cover	Invert	Size	Material	Shape



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Date:	03/04/2019

Southern Water