

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

Our ref: HA/2017/119321/01-L01
Your ref: APP/17/00369

Date: 03 May 2017

Dear Sir/Madam

OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDING AND ERECTION OF A THREE-STOREY BLOCK OF THIRTY-ONE FLATS, TOGETHER WITH ASSOCIATED CAR AND CYCLE PARKING

THE CURLEW, PETERSFIELD ROAD, HAVANT, PO9 2HU

Thank you for consulting the Environment Agency on the above planning application which we received on

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(s) be attached to any planning permission granted in order to make the development acceptable. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Planning Condition(s):

Condition - SUDS Infiltration of surface water into ground

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework.

Advice to Local Planning Authority (LPA) / Applicant:

The site is located in the groundwater Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton Springs. Whilst we would not object to the use of SuDs at this site we expect the developer to incorporate suitable level of pollution prevention measures into the drainage design to ensure that groundwater and drinking water

supplies are protected.

With regards to clean roof water, we have no objection to this being discharged to ground. However surface water drainage from car parking areas and roads has the potential to contain pollutants and hazardous substances. In line with industry best practice, we would expect a risk assessment to be carried out to determine the level of treatment required prior to the water from these areas being discharged to ground. We would direct the developer to the Ciria SuDs manual C753 where industry best practice is provided. It provides further information and guidance on risk assessment and the likely level of treatment needed for such sites. This can be found at <http://www.susdrain.org/>

The site lies within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs. As such the LPA and the applicant is advised to contact Portsmouth Water to discuss the development and any concerns they may have with them.

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

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