

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

Our ref: HA/2017/119301/02-L01
Your ref: APP/16/00379
Date: 10 July 2017

Dear Sir/Madam

ADDITIONAL INFORMATION CONDITIONS 4 & 5 OF PLANNING PERMISSION APP/16/00379 - ERECTION OF 11NO. 3 BEDROOM HOUSES, 2NO. 2 BEDROOM HOUSES AND 5NO. 2 BEDROOM FLATS (APPROVED 20.2.17). REQUEST TO DISCHARGE CONDITION NOS 3, 4, 5, 8, 9, 10, 11, 13, 14, 18, 19, 21 AND 22 (RECD 27.3.17)

LAND SOUTH OF RANELAGH ROAD, HAVANT

Thank you for consulting the Environment Agency on the above planning application which we received on 27 June 2017.

Environment Agency Position

The site is located on superficial sands and clays (alluvium, river terrace deposits and head deposits) overlying the Chalk Principal Aquifer. It is located in a source protection zone 1 for the Bedhampton and Havant Springs public water supply and infiltration drainage at this location could potentially cause contamination. Therefore groundwater in this area is very sensitive to contamination and appropriate measures need to be put in place to prevent pollution.

Condition 4

We have reviewed the plans of the Proposed Drainage Layout (dwg: 14-2260-500). Plans have been submitted showing that rainwater from the individual houses drains to soakaways and that the roads and driveways drain to permeable pavements. The pollution prevention measures shown include the use of catchpits and petrol interceptors. It was understood that the infiltration drainage strategy was replaced by a system involving a detention basin in the north west of the site and discharge to the hermitage stream. The plan is unclear and therefore we need confirmation that besides rainwater discharging to soakaway, all other drainage is to pass through the interceptor prior to the discharge to the retention basin. Please confirm the class of interceptor that is to be installed as the submitted brochure provides information on all interceptors. Please also confirm whether all downpipes will be sealed so that no unauthorised access or spillage can enter soakaway systems.

We also note that Section 10 of the landscape and management plan provides

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maintenance details for the SuDS scheme. The details are acceptable though we will recommend the discharge of this condition once clarification has been provided.

Condition 5

The site is located on superficial sands and clays (alluvium, river terrace deposits and head deposits) overlying the Chalk Principal Aquifer. It is located in a source protection zone 1 for the Bedhampton and Havant Springs public water supply. Therefore groundwater in this area is very sensitive to contamination and appropriate measures need to be put in place to prevent pollution.

We have reviewed the letters from Soils Ltd (dated May and August 2015) submitted in support of this application. The letter titled 'formation level testing around the identified lead hotspot' (7/8/15) states that all the samples taken from the formation level and 500mm below this showed no heavy metal or lead concentrations above the guidelines and that leachate testing was also clean for these samples.

Based on these results we are able to recommend the discharge of this condition.

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

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