

From: Allen Rushby
Sent: Fri, 6 Jan 2017 14:52:45 +0000
To: Simon Kennedy; Jonathan Kennett
Cc: Bob Bradshaw; Tim Guest
Subject: RE: APP/16/00464 Land at the rear of 2-56, Blendworth Crescent, Havant 16.2227
Attachments: Plan Showing Exceedance Route.pdf, Calculations from Drainage Strategy Report.pdf

Hi Simon, Jonathan,

Email 1 of 2

In reply to the Hampshire County Council Flood and Water Management Team Letter dated 22nd. December and the key points that you have listed in your email below we would comment as follows:

- ☐ *Existing and proposed runoff rate calculations should be clearly provided*
- ☐ *Existing and proposed runoff rate calculations should be demonstrated that the proposed runoff rate for a 1 in 1 year event and 1 in 100 year event plus climate change do not exceed the existing equivalent runoff rates*

Greenfield Runoff rates have been assessed for the existing site condition by reference to the HR Wallingford calculation tool and confirms these as follows:

1 in 1 year 5.10 l/s
1 in 30 years 13.81 l/s
1 in 100 years 19.16 l/s

Micro Drainage Calculations have been prepared for the 1 in 1 year and 1 in 100 year + 40% climate change events for the separate catchment areas.

The total runoff for these events is less than the Greenfield runoff rates.

1 in 1 year Total 4.8 l/s
1 in 100 years + 40% CC Total 8.4 l/s

- ☐ *The total permeable/impermeable areas after the development should be presented*

Please see supplementary information provided within the calculations attached.

- ☐ *The total long term/attenuation storage requirements (As well as for each parcel of the development) for the 1 in 100 year event plus climate change considering the proposed impermeable areas should be provided*

Please refer to supplementary information provided, with calculations showing that attenuation requirements for the entire site for the 1 in 100 year + 40% climate change event are met with the proposed surface water storage features.

We would also expect to see a suitable allowance for urban creep, this factor reflects the future predicted increase of urban development, and with it, the increase of the impervious area. An

allowance of 10% on impermeable areas is suitable in relation to confirming that the proposed system is acceptable.

Please refer to supplementary information provided, with calculations showing that attenuation requirements for the entire site with due allowance for 10% Urban Creep are met with the proposed surface water storage features.

□ Evidence that exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow

We have completed Micro Drainage calculations for a 1 in 200 year +40% climate change event and these show no flooding issues.

Should an exceedance of this event occur, the exceedance route is shown on the attached marked-up site plan.

We trust the information now provided will be acceptable.

Regards

Allen Rushby

From: Simon Kennedy [mailto:Simon.Kennedy@havant.gov.uk]

Sent: 22 December 2016 15:40

To: Jonathan Kennett <jk@ksaltd.co.uk>

Subject: RE: APP/16/00464 Land at the rear of 2-56, Blendworth Crescent, Havant 16.2227

Jonathan.

I have now also had a response from the Local Lead Flood Authority, the full consultation response is available on the Havant Planning webpages however the key points to be addressed are as follows:

The following comments are only related to the surface water element of the development and the applicant must consult Southern Water on the foul sewer component of Condition 2.

- Existing and proposed runoff rate calculations should be clearly provided.
- Existing and proposed runoff rate calculations should be demonstrated that the proposed runoff rate for a 1 in 1 year event and 1 in 100 year event plus climate change do not exceed the existing equivalent runoff rates.
- The total permeable/impermeable areas after the development should be presented
- The total long term/attenuation storage requirements (As well as for each parcel of the development) for the 1 in 100 year event plus climate change considering the proposed impermeable areas should be provided.

□ Evidence that exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

□ Information on general maintenance regimes of the surface water management train including SuDS features, and who is going to be undertaking it – evidence that those maintaining the drainage system are in discussion with the developer.

Please note, surface water drainage proposals will need to be assessed in relation to the impacts of climate change. The appropriate allowances are detailed in the latest advice from the Environment Agency Flood risk assessments: climate change allowances. This updates previous climate change allowances to support NPPF. The proposed system should be tested for the peak rainfall intensity for the central and upper band in relation to the relevant development lifetime.

We would also expect to see a suitable allowance for urban creep, this factor reflects the future predicted increase of urban development, and with it, the increase of the impervious area. An allowance of 10% on impermeable areas is suitable in relation to confirming that the proposed system is acceptable.

I still await comment from Southern Water with regard to the foul drainage scheme.

Please be aware that the end date for determination of the current application to discharge conditions expires on 26/01/2017, to ensure that there is time to assess revised details and to re-consult on these matters please provide revised information by 06/01/2017.

Kind regards

Simon Kennedy

Planning Officer (Conditions Discharge & Compliance)

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

DD: 02392 446138

Email: simon.kennedy@havant.gov.uk

From: Jonathan Kennett [<mailto:jk@ksaltd.co.uk>]

Sent: 21 December 2016 11:05

To: Simon Kennedy

Subject: RE: APP/16/00464 Land at the rear of 2-56, Blendworth Crescent, Havant 16.2227

Thankyou Simon,

I have updated our tracker as mentioned below and shall pass your comments regarding lighting. Hope you have a good xmas if we don't speak beforehand.

Kind Regards

Jonathan Kennett

(Senior Architectural Technologist)



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From: Simon Kennedy [<mailto:Simon.Kennedy@havant.gov.uk>]

Sent: 21 December 2016 10:37

To: Jonathan Kennett <jk@ksaltd.co.uk>

Subject: FW: APP/16/00464 Land at the rear of 2-56, Blendworth Crescent, Havant 16.2227

Dear Jonathan.

Please see the comments in the below email with regard to the site lighting strategy and potential impact on bats for this site.

Could you please provide some further details from your ecologist as to the associated impacts of the lighting strategy.

Conditions 5,8 and 9 relating to construction of roads and footways and archaeological matters have been recommended for approval by my consultees and need no further action.

I await comment from Southern Water and the Local Lead Flood Authority which is due tomorrow.

If you have any questions or concerns then please let me know.

Kind regards

Simon Kennedy

Planning Officer (Conditions Discharge & Compliance)

Planning Services

Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX

DD: 02392 446138

Email: simon.kennedy@havant.gov.uk

From: Norton, Tristan [<mailto:Tristan.Norton@hants.gov.uk>]
Sent: 21 December 2016 09:40
To: Simon Kennedy
Cc: Planning and Development Shared Mailbox
Subject: APP/16/00464 Land at the rear of 2-56, Blendworth Crescent, Havant 16.2227

Dear Simon,

APP/16/00464 | Construction of 48 dwellings comprising 20 houses and 28 flats with associated landscaping, car parking, bin and cycle storage. (Request to Discharge Condition No.s 2, 3, 4, 5, 6, 8 and 9 of Planning Permission APP/16/00464 (29.09.16) | Land at the rear of 2-56, Blendworth Crescent, Havant 16.2227

The submitted Lighting Strategy and Report appear to show that lux levels are nil over the majority of the western and southern boundaries and therefore not likely to result in adverse impacts to bats. The Report is not especially user friendly to the non-specialist and provides no information on upward light spillage nor on lux levels outside the immediate built area. This is a general issue with all lighting assessments in that they do not provide a readily-accessible assessment for the non-specialist and are not useful for assessing potential ecological issues.

I would be happier, given the high-value bat roost present immediately adjacent to the site, for the applicant's ecologist to provide detailed comment on whether this proposed lighting strategy is likely to avoid impacts to bats and accords with their recommendations.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**

Specialist Environment Services
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester

Hampshire SO23 8UD
Direct Line: 01962 832335
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Hampshire Services offers a range of professional consultancy services to partner organisations.

Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

www.hants.gov.uk/sharedexpertise



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Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to Havant Borough Council and should not, therefore, be interpreted as those of Hampshire County Council.

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