

8 Westbrook Grove APP/18/01125 Discharge of Condition 5

From: Reghif, Sarah <sarah.reghif@hants.gov.uk>

Sent: 08 August 2022 14:47

To: Eaves, David <David.Eaves@havant.gov.uk>

Subject: RE: 8 Westbrook Grove APP/18/01125 Discharge of Condition 5

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Hi David

I'm so sorry – I really thought I'd sent this...

Following from our discussion regarding 8 Westbrook Grove, I would make the following observations.

In terms of planning it is too small for us to comment on but we would expect all development to follow the drainage hierarchy of infiltration, discharge to watercourse, discharge to SW sewer. Given that infiltration is not viable, we would consider connection to the nearby watercourse to be appropriate. This is generally caveated that water should flow into that watercourse / catchment pre-development to minimise future flood risk.

The flow rates proposed are 1l/s. This is an extremely small discharge rate and normally I would have an issue with the size of orifice plate (28mm diameter) as there is a risk associated with maintenance and blockage. However, given the use of permeable paving, I don't think that is a significant deterrent in this instance.

Some time ago following a nearby report of pooling water, letters were sent to a number of properties downstream of these proposals to highlight the need for maintenance of the watercourse but it was not possible to review the condition as it is all within private property and we could not get access at the time.

Ordinary Watercourse consent has since been granted for the headwall and pipe connection into the existing ditch. This does not mean that the flow rate is approved, rather that the structure is in accordance with the appropriate standards. However, as part of this process, the site was reviewed and it was considered that there was not a significant risk of flooding on the proviso that the watercourse was appropriately maintained.

In summary, we do not think that an additional 1l/s will make a measurable difference to the capacity of this watercourse and if there are flooding concerns it is more likely to be as a lack of maintenance. We would be happy to write to the residents again to remind them of their riparian responsibility and if property flooding occurs, we can consider enforcement action.

I hope this helps and provides some clarity on our position

Regards

Sarah

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In line with Government advice to reduce non-essential travel and work from home where possible, Flood and Water Management officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver.