

Appendix D – Other Supporting Information

- D.1 Clancy Flood Risk Assessment (FRA) and SUDS Strategy, 02/07/2019 (Report Reference 8/1982)
- D.2 Delta Simons Phase 1 Environmental Assessment, Nov 2020 (Report Reference 15-0754.07)
- D.3 Clancy Consulting Geo-Environmental Appraisal Report, Oct 2029 (Report Reference 10/1425/001).
- D.4 EA detailed advice ref ENVPAC.1.SSD.00216



Flood Risk Assessment and SUDS Strategy

Langstone Technology
Park,
Langstone Road,
Havant,
PO9 1SA

2nd July 2019

Ref: 8/1982

Prepared on Behalf of:
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FLOOD RISK ASSESSMENT**Langstone Technology Park, Langstone Road, Havant, PO9 1SA***Report Reference:* 8/1982*Prepared for:* AG Langstone B.V and Trinity Investment Management*Prepared by:* Clancy Consulting Limited
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REVISION	REASON FOR ISSUE	DATE OF ISSUE
A	Issue for Planning	28 th June 2019
B	Updated to Comment	1 st July 2019
C	Updated to Comment	2 nd July 2019

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1.0 INTRODUCTION

1.1 General

- 1.1.1 This report has been prepared on instructions received from AG Langstone BV and Trinity Investment Management.
- 1.1.2 This report relates to the proposed works at Langstone Technology Park, Havant to reconfigure the existing building '1000', add new areas of car parking along with construction of 12 No. units on the South West of the site.
- 1.1.3 This report sets out the results of a flood risk assessment required in support of a planning application for this development. The assessment has been carried out in accordance with the general principals set out in National Planning Policy Framework, Technical Guidance to the National Planning Policy Framework published in March 2012 and Planning Practice Guidance May 2019, Flood risk last updated in March 2014.
- 1.1.4 This report is prepared solely for the benefit of the Client. This report may not be assigned without prior written permission from Clancy Consulting.

1.2 Background Information

- 1.2.1 In 2001 the Department for Transport Local Government Regions (DTLR) published Planning Policy Guidance Note 25 (PPG25), which explains how flood risk should be taken into consideration during the planning and development process.

PPG25 was replaced by Planning Policy Statement 25: Development and Flood Risk published in March 2010. This latest Policy Statement has been introduced to place more emphasis on the increased flood risk from climate change.

PPS25 specifies a sequential test which local planning authorities should apply to all future proposed development sites. An exception test may also be applied to provide a method of managing flood risk while still allowing necessary development to occur.

In Feb 2019, the Government released a revised National Planning Policy Framework (NPPF) aiming to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth.

NPPF accompanied with the Technical Guidance published also in March 2012 supersedes PPS25 although the principles set out in the new publication remain similar in terms of the flood risk aspect. The flood risk Practice Guide was published on-line in March 2014.

- 1.2.2 The following zones define the levels of flood risk:

Zone 1: Low Probability.

This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year. (<0.1%)

Zone 2: Medium Probability

This zone comprises land assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.

Zone 3a: High Probability

This zone comprises land assessed as having between 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Zone 3b: Functional Flood Plain

This zone comprises land where water has to flow or be stored in times of flood. Strategic Flood Risk Assessments should identify this zone.

- 1.2.3 As part of its general obligations under the Water Resources Act 1991, The Environment Agency has carried out surveys of its existing defences against flooding and has published a series of nationwide 'Indicative Floodplain Maps' based upon information from historic flood events and basic hydraulic modelling. In general terms, these maps give a good indication of the areas likely to be affected by flooding. More recently, the Environment Agency have published the 'Flood Map' on their website which is based on improved hydraulic modelling and detailed local data. The map highlights Zones 2 and 3 on the map with all other areas being Flood Zone 1.
- 1.2.4 The EA Flood Map for the area of the proposed development indicates that there is a small strip of land within flood zone 3 on the site. However, the majority of the development lies in an area of flood risk **zone 1 – low probability of flooding**.

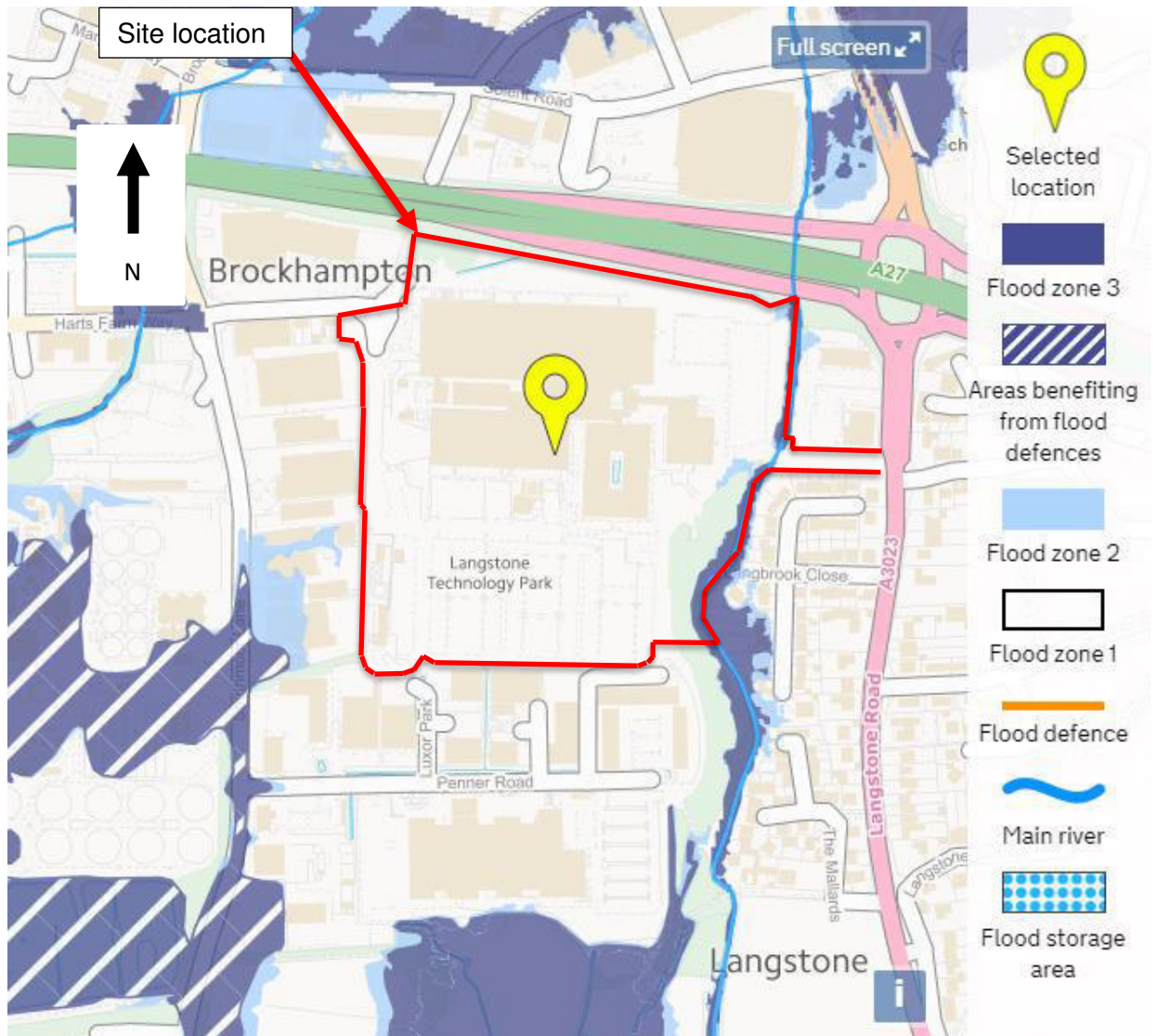


Figure 1 - Risk of Flooding from Rivers and Seas (EA)

2.0 STRUCTURE OF THE REPORT

2.1 The report has been structured to follow the general principals set out in the Technical Guidance published in March 2012.

2.2 The methodology for this FRA has comprised a desktop study and liaison with the Environment Agency (EA) and reference has also been made to relevant plans including plans showing the location of local sewers.

2.3 Sources of information

- Flood maps from the Environment Agency published online (EA)
- Havant Borough Council Strategic Flood Risk Assessment 2018
- British Geological Survey (BGS)
- Southern Water Asset Plan (SW)
- Preliminary Geo-environmental Risk Assessment (deltasimons May 2019)

3.0 SITE DESCRIPTION

3.1 Location

3.1.1 The site is located as detailed as below.

OS X (Eastings)	471279
OS Y (Northings)	105702
Nearest Post Code	PO9 1SA
Lat (WGS84)	N50:50:47 (50.846458)
Long (WGS84)	W0:59:20 (-0.988916)
LR	50.846458,-0.988916
National Grid	SU712057 / SU7127905702
mX	-110085
mY	6561024

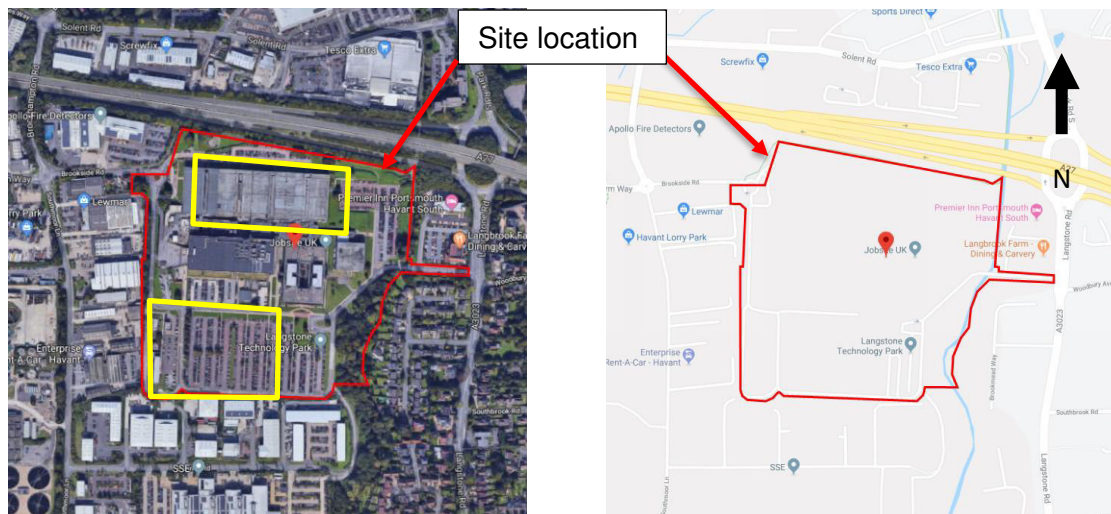


Figure 2 - Site Location Plan (Google Maps)

3.1.2 The overall site is approximately 425m long by 400m wide (17ha) and comprises of multiple large office and laboratory spaces hosting multiple businesses.

3.2 Development Proposals

3.2.1 The applicant seeks full planning permission for the part-demolition of Building 1000, installation of a new flank elevation to the East, a new elevation to the North of Building 4000 as a result of the aforementioned part-demolition of Building 1000, the erection of new buildings in flexible B1c, B2 and B8 use in the South-West corner of the site with associated parking; and the creation of new car parking areas and the rationalisation of existing parking areas.

4.0 FLOOD POTENTIAL

4.1 Development Proposal

4.1.1 The NPPF classification of this development is 'less vulnerable'.

4.2 Potential for Flooding

4.2.1 The site is located within a zone 1 area in terms of flooding from rivers and the sea.

4.2.2 There are, therefore, four potential sources of flooding at the site which will be addressed in more detail in this report, i.e.

- (i) From surface water overland flow off site.
- (ii) From high groundwater levels.
- (iii) From artificial sources such as reservoirs.
- (iv) From the surcharging of drains or sewers on the site.

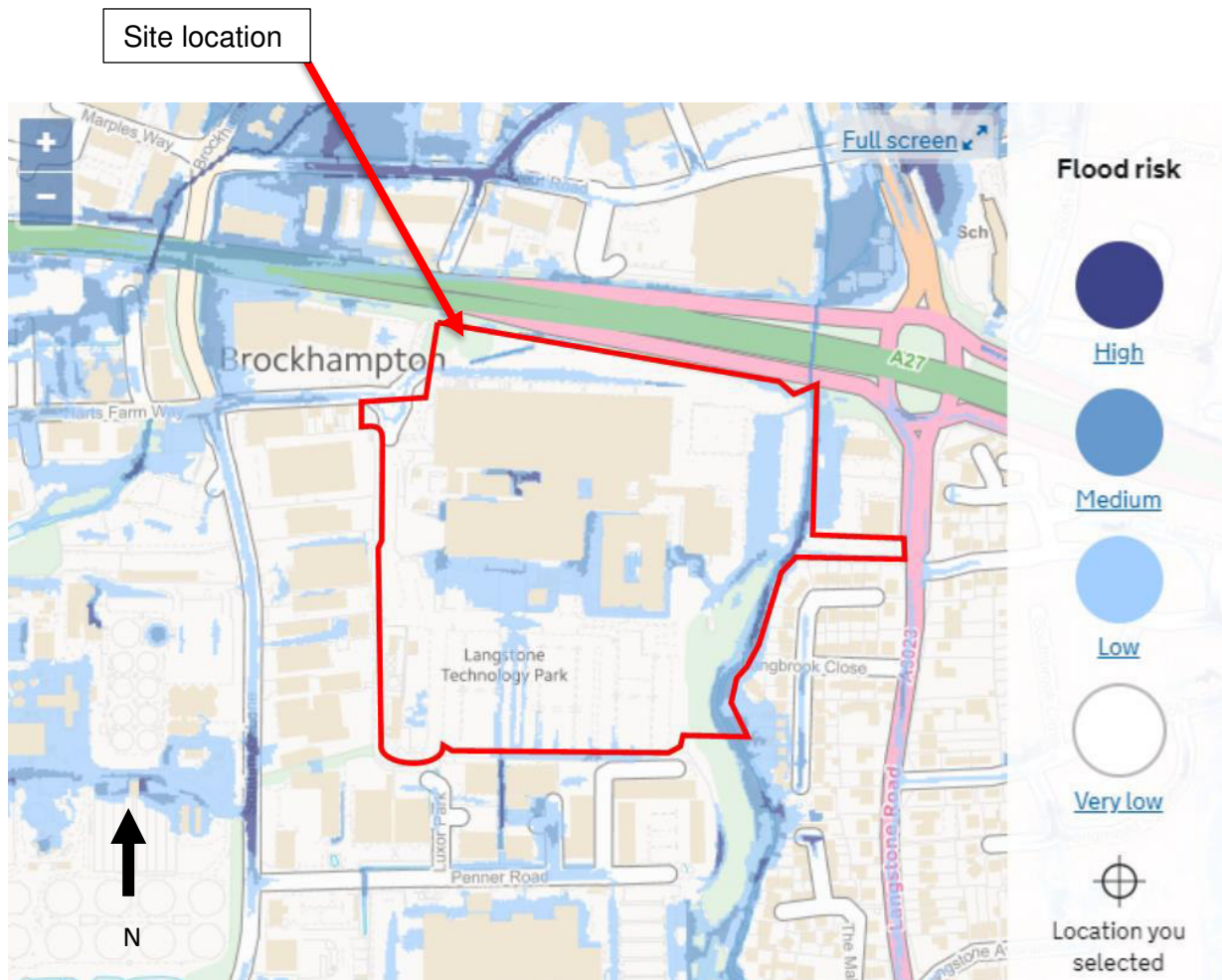
4.3 Existing Historical Flooding Information

4.3.1 No record of historical flooding history of the site has been found in the Havant Borough Council Strategic Flood Risk Assessment.

4.4 Flood Risk Probabilities

- (i) *Flooding from Surface Water – Overland flow*

4.4.1 During extreme rainfall events or due to poor drainage gully maintenance there will be times when gully capacity is exceeded which will lead to surface flow within the surrounding roads. Mapping for this form of flooding is shown on the Environment Agency web site.



4.4.2 There is predicted to be various areas of low to medium risk of surface water flooding during extreme rainfall events on site, however the rest of the site is of very low risk up to the 0.1% probability event. **The Environment Agency classifies this site as low flood risk from surface water.**

4.4.3 As shown in Figure 3, the EA flood modelling anticipates that there is low potential for overland run off from the south of the development running north towards the existing buildings in the technology park. To mitigate this it is recommended that the new industrial units to be constructed on the car park have a minimal elevation raise. This elevation raise can be seen as provided on the architectural proposals.

(ii) *Flooding from Groundwater*

4.4.4 Geological records for this area indicate that the superficial geology consists of Alluvium (clay, sand, silt and gravel). The bedrock geology consists of Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk.

4.4.5 There are a number of historic borehole logs for the technology park. The boreholes indicate superficial deposits of clays and gravels overlaying firm chalk deposits. This is in line with expectations from British geological society maps. Ground water was encountered in the boreholes between approximately 1.35-2.25m. A summary of the boreholes can be found in Appendix F.

- 4.4.6 Based upon the desk study evidence above, **the risk of flooding due to ground water can be considered low for this proposed development.**

(iii) *Flooding from Artificial Sources - Reservoirs*

- 4.4.7 Artificial sources of flooding are potentially from man-made structures and infrastructure. The Environment Agency have modelled the potential effect of flooding from failures in retaining structures containing reservoirs.

- 4.4.8 It should be noted that reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs are inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensure that reservoirs are inspected regularly, and essential safety work is carried out. **The risk of flooding from reservoirs at this site is extremely low.**

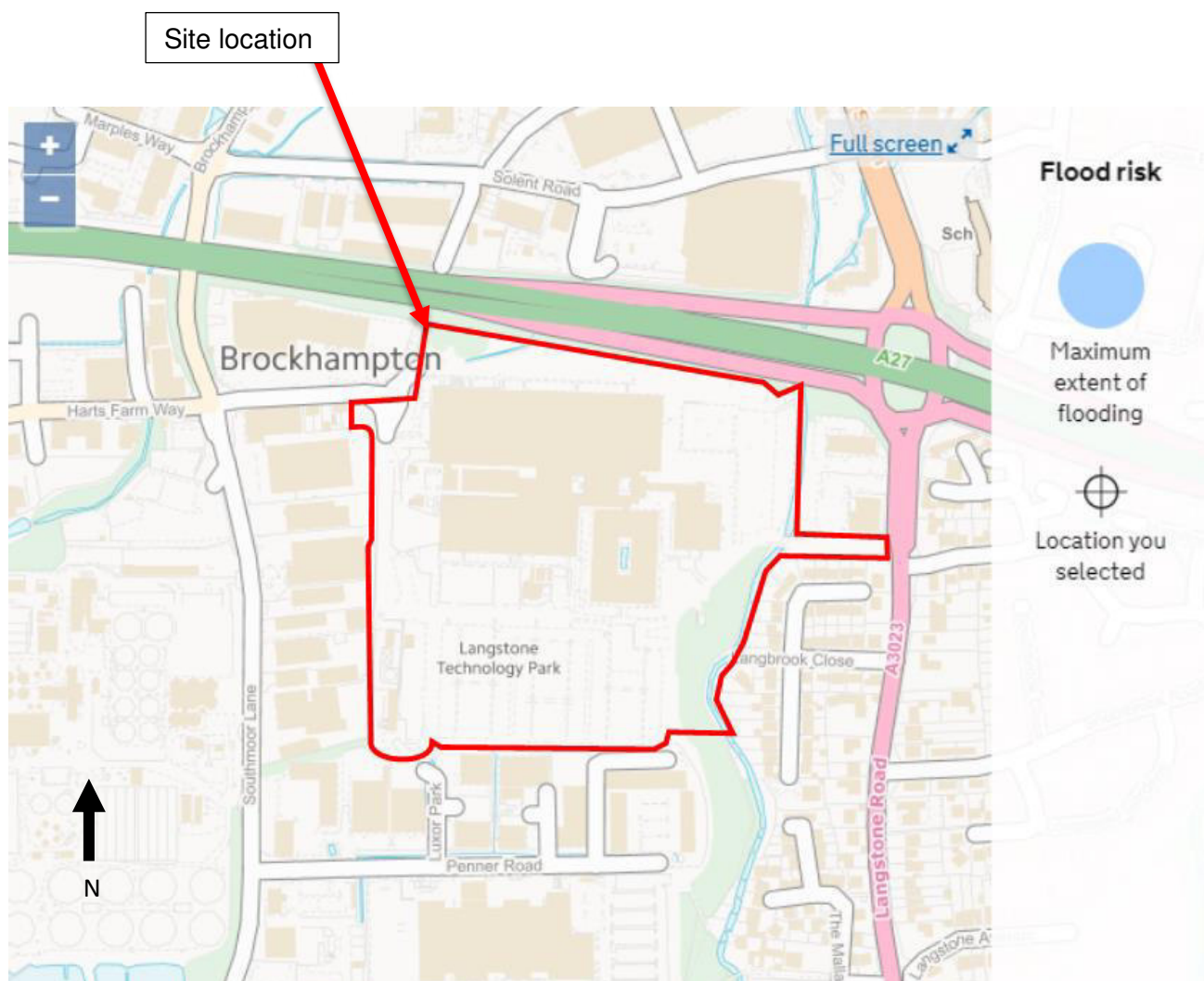


Figure 4 - Risk of Flooding from Reservoirs (EA)

(iv) *Flooding from Drainage on site*

- 4.4.9 Flooding could occur if the on-site drainage system becomes blocked or the rainfall event exceeds the design capacity. Details of the drainage system are discussed in Chapter 5.

5.0 DRAINAGE

5.1 EXISTING DRAINAGE

5.1.1 The Southern Water drainage mapping shows that there are adopted public drainage systems in the site. A large 600mm diameter foul sewer running from East to West through the centre of the site, 750mm diameter foul sewer running from East to West just north of the site and a 675mm diameter surface water sewer running from North to South along the western site boundary. Additional private drainage has been recorded in a CCTV survey.

5.1.2 The CCTV and Topographic survey undertaken at the site can be found in Appendix B.

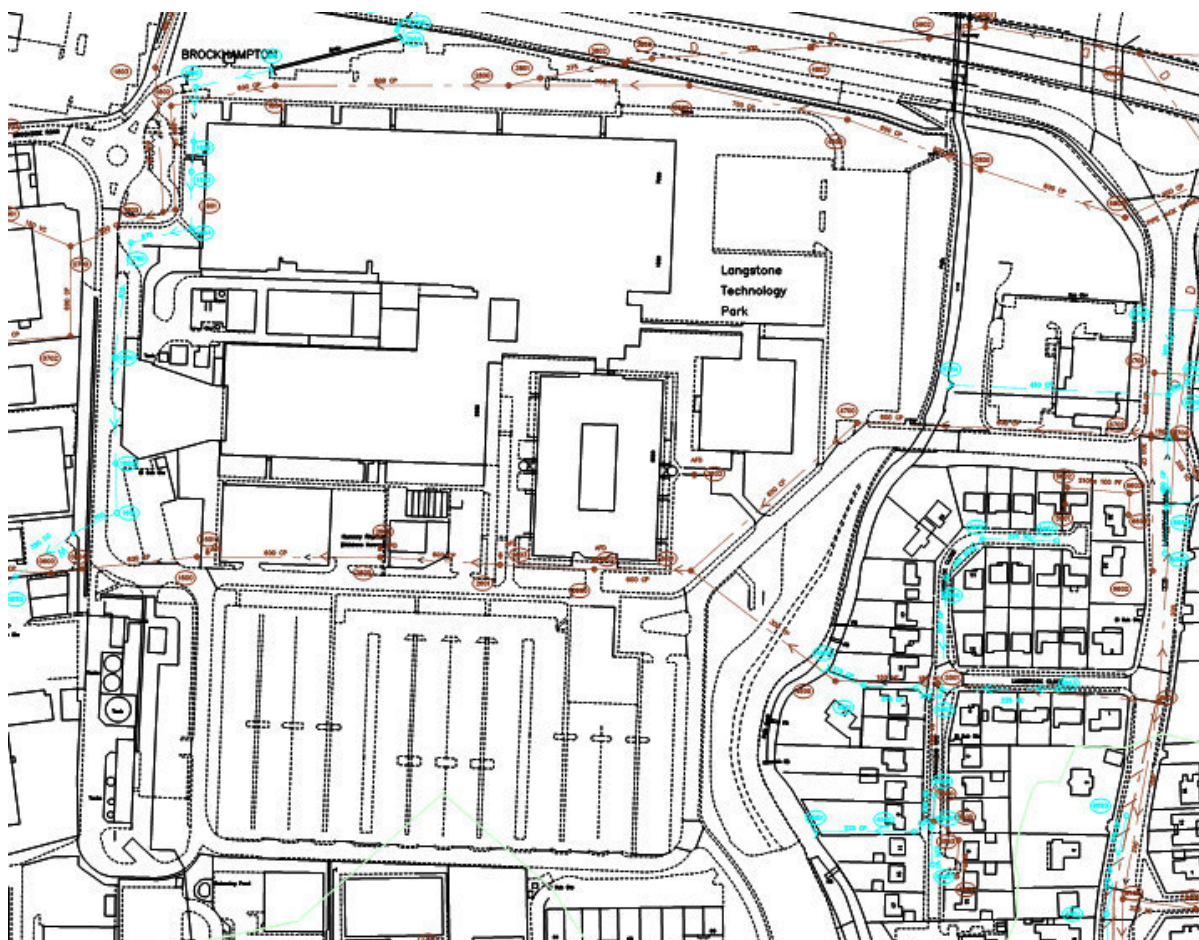


Figure 5 - Existing Public Sewer Plan (Southern Water)

5.1.3 The CCTV survey located a number of private drainage systems within the site. These can be found in Appendix B and are summarised on the proposed drainage strategy drawing found in Appendix E.

5.1.4 Surface water on the site north of the road bisecting the site drains via a 450mm surface water pipe discharging to the Environment Agency (EA) main river to the east of the site. Surface water drainage for the existing car park on the south of the site exits the site via 375mm diameter pipes heading south. A sketch summary of the CCTV survey overlaid on the proposed scheme can be found in Appendix C.

- 5.1.5 Foul water from the site connects to the existing adopted Southern Water mains foul sewers running through the site.
- 5.1.6 Information from the EA main river map indicates the river running along the east side of the site is a main river.



Figure 6 – EA River map

5.2 PROPOSED DRAINAGE

5.2.1 Surface Water Disposal Hierarchy

The disposal of surface water should be considered in the following order of priority;

1. Infiltration into the subsoil via soakaways or permeable paving.
2. Discharge to a water course or the sea.
3. Discharge to a surface water sewer.
4. Discharge to a combined sewer.

If it is not possible to discharge to a soakaway, surface water should be controlled with the use of Sustainable Drainage Systems (SuDS) and considered using the SuDS Hierarchy.

5.2.2 SuDS Hierarchy

Most Sustainable	SUDS technique	Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit
	Living roofs	✓	✓	✓
	Basins and ponds - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	Filter strips and swales	✓	✓	✓
	Infiltration devices - soakaways - infiltration trenches and basins	✓	✓	✓
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paviers	✓	✓	
	Tanked systems - over-sized pipes/tanks - storms cells	✓		
	Least Sustainable			

5.2.3 Disposal of Surface Water

Infiltration

At the time of writing infiltration test results are not available for the area. Infiltration via soakaways would be the primary discharge option for surface water if proven viable.

The current drainage does not discharge via infiltration, instead the northern area of the site discharges to a river east of the site while the south discharges via carrier pipe to an unknown location off site. Therefore it has been assumed, until proven otherwise, that infiltration is not viable.

Looking at historic borehole records available via the British Geological Society for the technology park, it is found that there is the potential for high groundwater. High groundwater levels are not preferable for soakaways as ground water fluctuates throughout the year and greatly reduce their efficiency if the soakaways are not at least 1m above the highest ground water level.

At detailed design stage a full ground investigation should be carried out including infiltration testing to establish if infiltration is viable.

Watercourse

As identified in Section 5.1, there is a main river located East of the developed site. If soakaways are found to not be viable then discharge into the watercourse is the next preferred option. Discussions have been undertaken with the Environment Agency (EA) via a phone conversation on 14/6/2019. The EA have stated that so long as the discharged surface water is 'clean' then there will not be a permit required for discharge to the main river.

Existing Sewer Connections

If permission for additional discharge into the main river is not granted then a connection to the existing adopted surface water sewers will be required.

5.2.4 SuDS Strategy - Control at Source.

One of the most effective means of reducing surface water flows and run-off is to control the rainfall at source with the use of increased soft landscaping, green roofs, and permeable paving.

Permeable paving has been proposed as an option in areas of low trafficked hardstanding. Permeable paving can be used to filter and improve water quality as well as provide a storage reservoir for storm water during extreme rainfall events. The main areas that permeable paving would be utilised in this development is the car parks. As a precautionary measure it would be advisable to only utilise permeable paving in the parking bays to avoid excessive wear on the surface. Permeable paving will not be viable in the heavy trafficked areas of the south-west of the site due to the proposed vehicle loading in the area.

It would not be advisable to utilise green roofs on this type of development due to the style and function of the proposed buildings.

Generally, the smaller, more isolated footpaths may drain directly into adjacent soft landscaping if permeable paving is not utilised.

5.2.5 Proposed Drainage

Any new drainage should be designed in accordance with the building regulations to allow for easy access for maintenance and blockage clearance.

Runoff Rates (See Appendix D for calculations)

The drainage areas have been split into four distinct areas as shown in Figure 7. The Havant Local Plan stipulates in section 3.5.b that run off rates should be below the pre-development rate, or, if not possible show no increase compared to predevelopment rates.

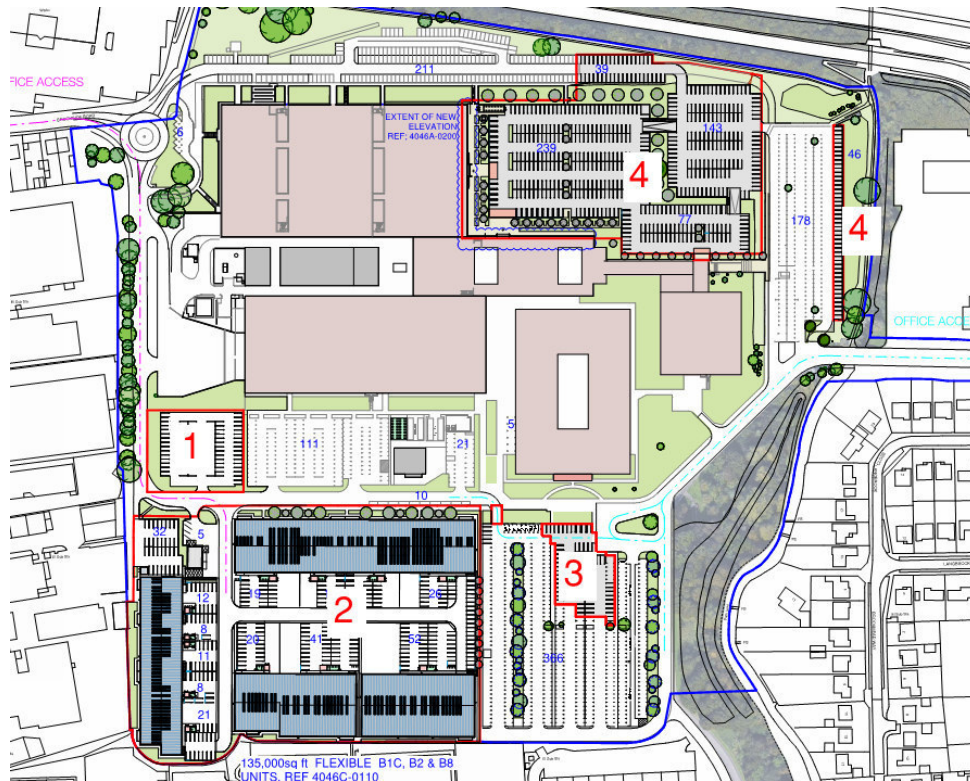


Figure 7 – Development areas, 1 to 4

Area 1 – Impermeable area = 2,044m²

Current run-off rates

1 in 1 year (l/s) = 7.5

1 in 30 year (l/s) = 18.4

1 in 100 year (l/s) = 23.7

Area 2 – Impermeable area = 25,439 m²

Current run-off rates

1 in 1 year (l/s) = 203.2

1 in 30 year (l/s) = 497.6

1 in 100 year (l/s) = 641.6

Area 3 – Impermeable area = 1,822 m²

Current run-off rates

Current area is soft landscaping, see greenfield rates

1 in 1 year (l/s) = 0.46

1 in 30 year (l/s) = 1.24

1 in 100 year (l/s) = 1.72

Obar (l/s) = 0.54

Area 4

Car park in footprint of Building 1000 area = 5212.5m²

1 in 1 year (l/s) = 41.6

1 in 30 year (l/s) = 102.6

1 in 100 year (l/s) = 131.5

New car parking in north of area 4 = 1693.5m²

1 in 1 year (l/s) = 13.5

1 in 30 year (l/s) = 33.1

1 in 100 year (l/s) = 42.7

Additional car parking area = 2655.6m²

1 in 1 year (l/s) = 21.2

1 in 30 year (l/s) = 51.9

1 in 100 year (l/s) = 67.0

Eastern proposed parking area = 530.71m²

1 in 1 year (l/s) = 4.2

1 in 30 year (l/s) = 10.4

1 in 100 year (l/s) = 13.4

Proposed Runoff Rate

The proposed runoff rate for the site have been chosen to match the current discharge and are therefore as follows:

Area 1 – 7.5 l/s

Area 2 – 132.0 l/s

Area 3 – 5.0 l/s

Area 4 – See Drainage Strategy Drawing

5 l/s has been chosen for area 3 as a flow control device will be used to limit the flow for higher storm events. The impermeable area in area 1 is also increasing. 5 l/s is the minimum recommended flow rate to reduce the likelihood of debris build up in the network.

For Area 2 see the calculations provided in Appendix 4. The discharge rate from this area has been lowered from the current run off rate as the hydraulic capacity of the discharge pipe is not expected to be able to meet the proposed flow. This is a betterment of the existing drainage.

Drainage Strategy

The proposal for this site is to attenuate all flows from impermeable areas to current run off rates with the use of below ground geocellular tanks, oversized pipes, permeable paving and flow control devices.

See Appendix D for drainage calculations including current and greenfield run off rates alongside storage tank size calculations.

See Appendix E for the proposed drainage drawings and typical details.

Water Quality

TABLE 26.2 Pollution hazard indices for different land use classifications				
Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very low	0.2	0.2	0.05
Other roofs (typically commercial/ industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail), all roads except low traffic roads and trunk roads/motorways ¹	Medium	0.7	0.6	0.7
Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways ¹	High	0.8 ²	0.8 ²	0.9 ²

Figure 8 – SuDS Manual extract

In accordance with the SuDS Manual, we will need to mitigate the above pollution hazard indices via the use of SuDS devices and features.

Car Parks;

The SuDS Manual identifies car parks of this use as a low pollution hazard level. It is therefore proposed that permeable pavement will be used to help mitigate this risk.

The hazard indices for car parks are;

Total Suspended Solids – 0.5

Metals – 0.4

Hydrocarbons – 0.4

Permeable Paving provides the following mitigation indices;

Total Suspended Solids – 0.7

Metals – 0.6

Hydrocarbons – 0.7

Permeable Paving is therefore suitable for SuDS mitigation in car park areas.

Area 2 (Industrial area)

The hazard indices for Industrial areas are;

Total Suspended Solids – 0.7

Metals – 0.6

Hydrocarbons – 0.7

It will not be suitable to use permeable paving for the area due to the potential for heavy vehicle loading.

Hydro International Downstream Defenders provide the following mitigation indices;

Total Suspended Solids – 0.5
Metals – 0.4
Hydrocarbons – 0.8

Therefore two downstream defenders will provide cleaning of:

Total Suspended Solids – 0.75
Metals – 0.6
Hydrocarbons – 1.2

As per SuDS manual mitigation the second item in a treatment chain will have an effectiveness of 50% This is adequate to meet the required mitigation measures as suggested by the CIRIA SuDS manual.

Roof areas of new units on the South west of the site:

As roof areas are a very low risk, the mitigation provided by the Downstream Defenders will be more than adequate.

5.2.6 **Drainage and SuDS Maintenance Strategy**

All of the measures described in this document will form part of the building O&M manual. All of the measures and designs will need to be adhered to in order to maintain the design life and design capacity of the surface and foul water drainage systems. Health and Safety risks have been communicated on design drawings. All responsibility for the on-site surface, foul water drainage and maintenance will lie with the site owner, this is to include all aspects of the surface water drainage system, including piped drains.

The below ground drainage network is designed in accordance with Building Regulations Part H 2015, BSEN 752-2008, LASOO Non-Statutory Technical Standards for Sustainable Drainage 2015 and CIRIA C753 – The SUDS Manual.

General Maintenance

Inspection chambers and access points are provided at regular intervals which can be jetted / cleaned. General checking of the below ground drainage systems should be every three (3) months. General maintenance / cleaning of the below ground systems should be after each major storm event and on an annual basis. This applies to all pipes, inspection chambers, manholes, rodding eyes, gullies, channels and headwalls etc.

Drainage Channels & Slot Drains

To be maintained in accordance with the manufacturer's recommendations and the "General" Section above.

Foul Systems

To be maintained in accordance with the "General" Section above.

Attenuation tank

The attenuation tank is to be inspected after every major storm event as will the catch pit prior to the tank. Catch pits should be emptied regularly to prevent them becoming full and causing inefficiency within the surface water drainage system.

Permeable paving

All permeable paving should be inspected monthly for the first three months after use. After this period the paving should be inspected three-monthly for operation and 48h after large storm events in the first six months.

Downstream Defender and Up-flow Filter

To be maintained in accordance with the manufacturer recommendations.

Flow Controls

Flow control device recommended to be inspected monthly for first three months and thereafter at six monthly intervals with hose dose down if required. Flow control device to be maintained in accordance with manufacturers recommendations.

Please refer to Appendix E and G for operation and maintenance requirement information.

6.0 NPPF AND LOCAL POLICY

6.1 Planning Policy Requirements

The proposal site has been classified as being within Flood Zone 1.

NPPF considers the development use as “less vulnerable” development in respect of flood risk.

The NPPF (Technical Guide) Table 3, Flood Risk Vulnerability and Flood Zone Compatibility matrix indicates that “less vulnerable” development proposals in Flood Zone 1 are appropriate.

6.2 Exception test and Policy check.

The site is in an area of flood zone 1, therefore no exception test is required.

6.3 Residual Risks, Flood Mitigation, Resistance and Resilience of Proposed Building

6.3.1 The site has been shown to be at low to very low risk from all forms of flooding.

6.3.2 The residual risk will be from failure of drainage systems on site. A detailed maintenance strategy and regime should be developed during the detailed design stage.

6.3.3 The proposed drainage system will improve upon the existing drainage. The existing drainage for the areas of development have unattenuated flows and therefore have the potential to increase flood risk in lower lying areas, or areas downstream of the adjacent river. The proposed drainage will control flow rates with the use of attenuation devices such as permeable paving, storage tanks and vortex flow devices to mitigate this potential.

7.0 CONCLUSIONS AND RECOMMENDATIONS

- 7.1** This report gives details of the flood risk assessment, which has been carried out in relation to the proposed redevelopment at Langstone Technology Park, Havant for commercial use.
- 7.2** The site is in flood zone 1. The development is at low risk from all sources of flooding.
- 7.3** It has been shown that improvements can be made to the existing drainage to better manage surface water flow rates and reduce the risk of flooding off site.

APPENDIX A

Proposed Development Plans

Total Site Parking: 1888 (4.5% Disabled)

I Sub Sta

A 27

INDUSTRIAL AND OFFICE ACCESS

BROADWIDE ROAD

EXTENT OF NEW
ELEVATION
REF: 4046A-0200

OFFICE ACCESS

135,000sq ft FLEXIBLE B1C, B2 & B8
UNITS. REF 4046C-0110

Notes

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G 26.06.19 CJ Industrial area and landscape coordinated.

Rev	Date	Init	Notes	Chkd
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SCALE 1:2000

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Client

Drawing Originator

AWW inspired environments

London - 106 Weston Street London SE1 3QB 020 7160 6000
Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535
Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282

RIBA Chartered Practice

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Project Title

Langstone Technology Park

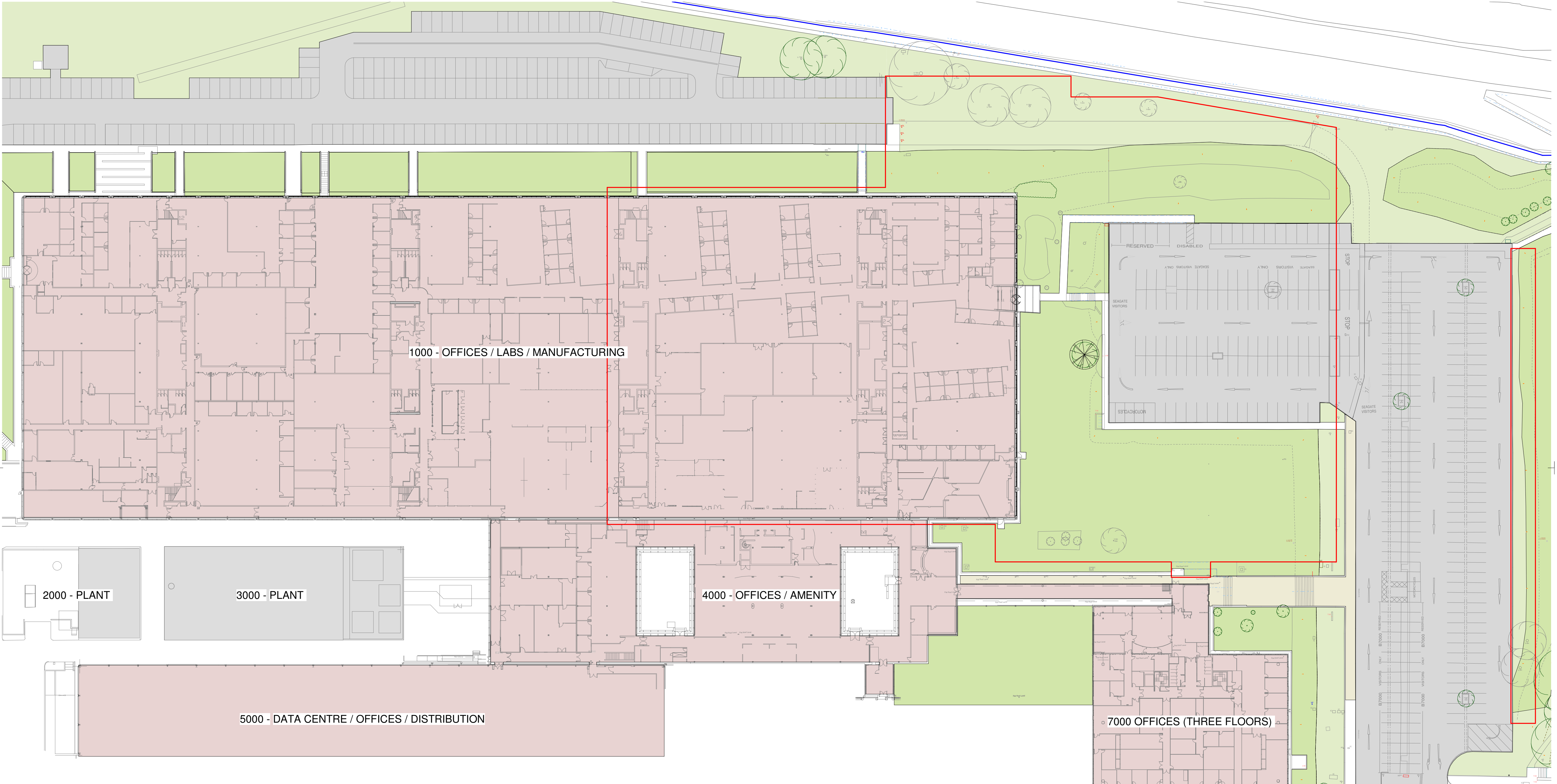
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Proposed Layout Plan Opt 02

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Status	Project No.	
PLANNING	4046	
Drawing Reference	Drawing No.	Revision
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1000 - Existing Ground Floor Plan
1 : 500

- APPLICATION AREA
- APPLICANT OWNERSHIP BOUNDARY
- EXISTING GIA
- EXISTING CAR PARKING

Rev Date Init Notes Chkd

North

5 0 5 10 15 20 25

SCALE 1:500

m

Client

Drawing Originator

AWW inspired environments

London - 106 Weston Street London SE1 3QB 020 7160 6000
Bristol - Rivergate House, Bristol, BS1 4LS 0117 923 2535
Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282

RIBA Chartered Practice www.aww-uk.com

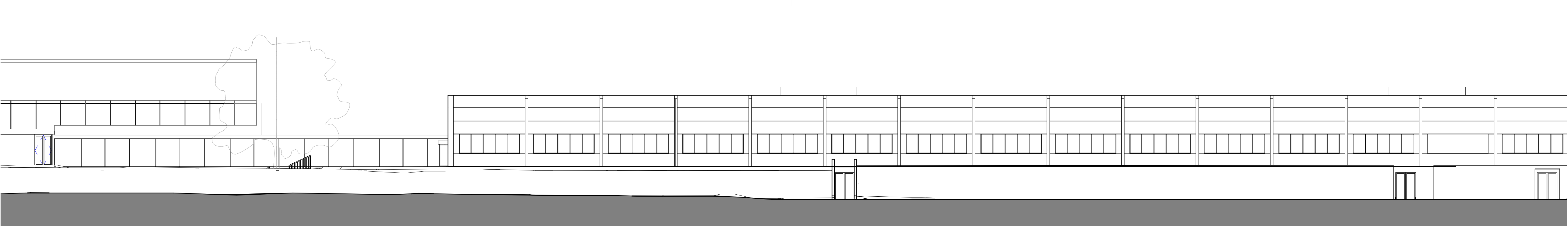
Project Title

**Langstone Technology Park,
Building 1000**

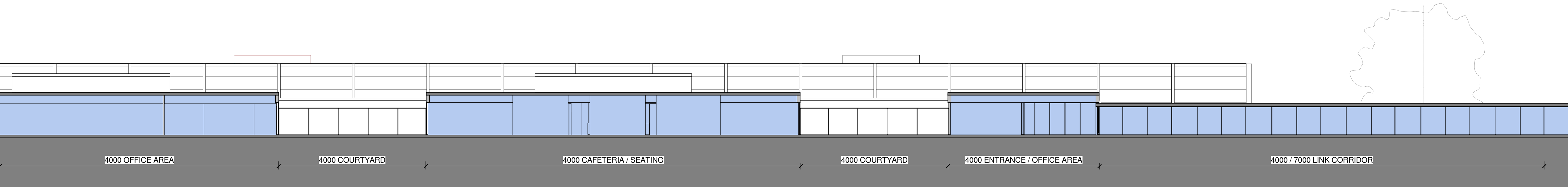
Drawing Title

Existing Ground Floor Plan

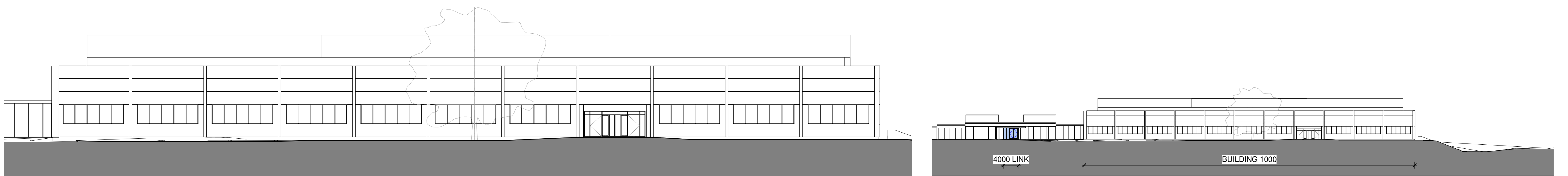
Scale	Sheet	Drawn	Checked	Date
1 : 500	A1	CJ	IJ	14.06.19
Status	Project No.			
PLANNING	4046A			
Drawing Reference	Drawing No.	Revision		
	150			



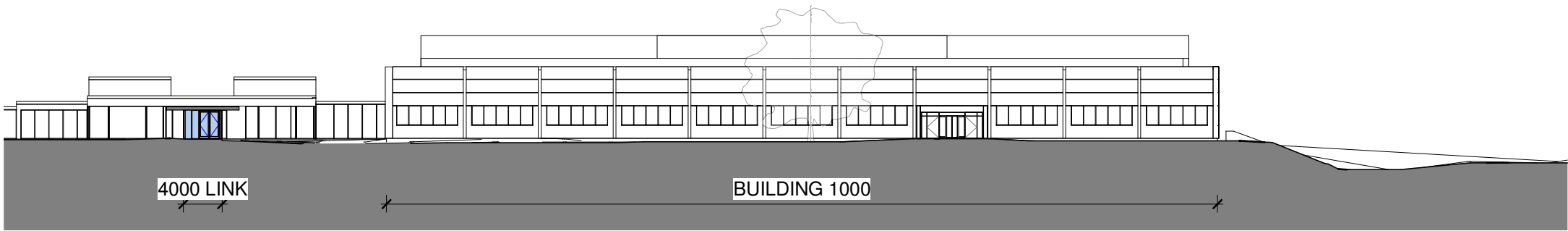
Existing North Elevation 1.200
1 : 200



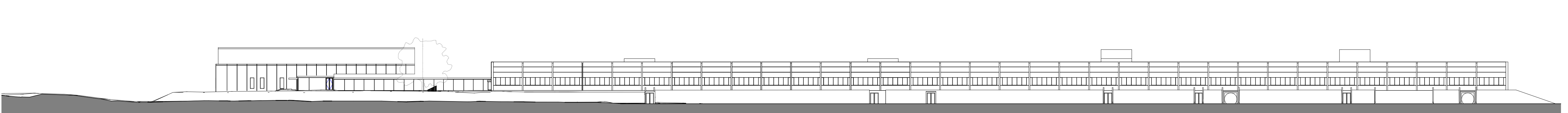
Existing Site Section - Building 1000 South Elevation 1.200
1 : 200



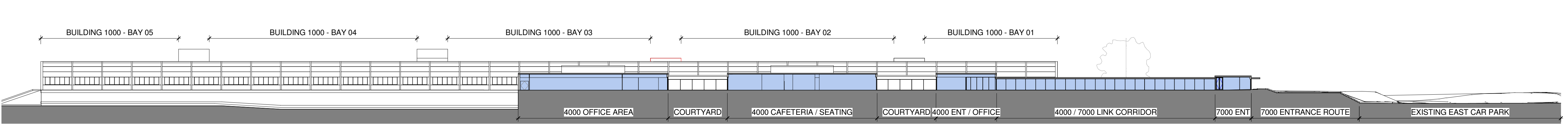
Existing East Elevation 1.200
1 : 200



Existing East Elevation 1.500
1 : 500



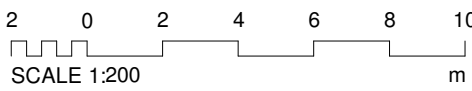
Existing North Elevation 1.500
1 : 500



Existing Site Section - Building 1000 South Elevation 1.500
1 : 500

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Rev	Date	Init	Notes	Chkd
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Client

Drawing Originator

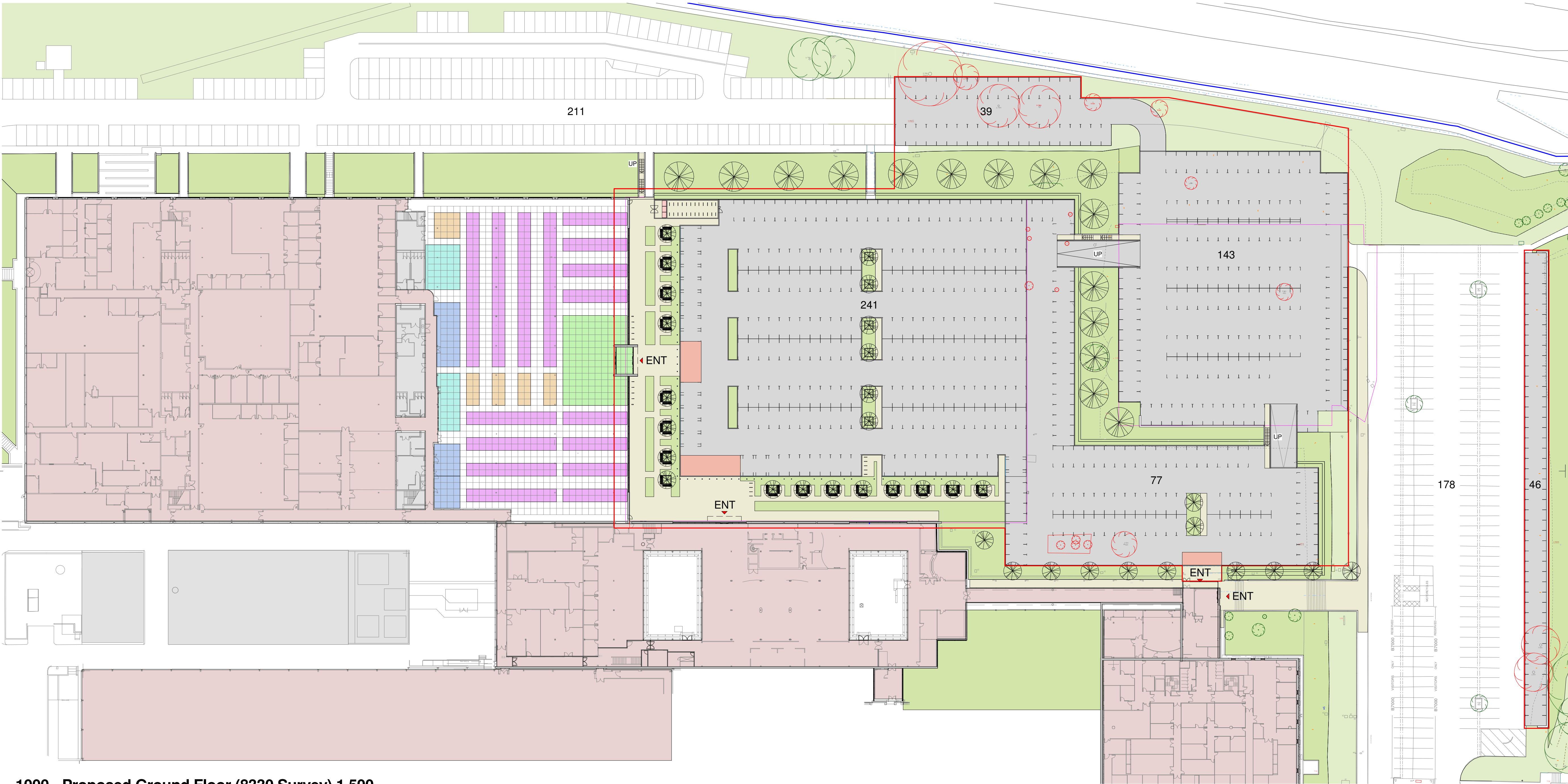
AWW inspired environments
London - 106 Weston Street London SE1 3QB 020 7160 6000
Bristol - Rivergate House, Bristol, BS1 4LS 0117 923 2535
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Project Title
**Langstone Technology Park,
Building 1000**

Drawing Title
Existing Elevations

Scale	Sheet	Drawn	Checked	Date
As indicated	A1	CJ	IJ	14.06.19
Status	Project No.			
PLANNING	4046A			
Drawing Reference		Drawing No.	Revision	
		160		

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1000 - Proposed Ground Floor (8330 Survey) 1.500
1 : 500

- APPLICATION AREA
- APPLICANT OWNERSHIP BOUNDARY
- EDGE OF EXISTING SLAB / PARKING AREA
- 1500x1500mm OFFICE GRID
- ELEMENTS REMOVED
- EXISTING GIA
- RECEPTION / ENTRANCE
- OPEN PLAN WORK STATION
- BREAKOUT / INFORMAL
- CONFERENCE / MEETING / FORMAL
- KITCHEN / WC / SERVICES
- EXISTING CORE (PLANT / WC / ST)

Rev	Date	Init	Notes	Chkd
1				

North

SCALE 1:500

5 0 5 10 15 20 25 m

Client

Drawing Originator

AWW inspired environments

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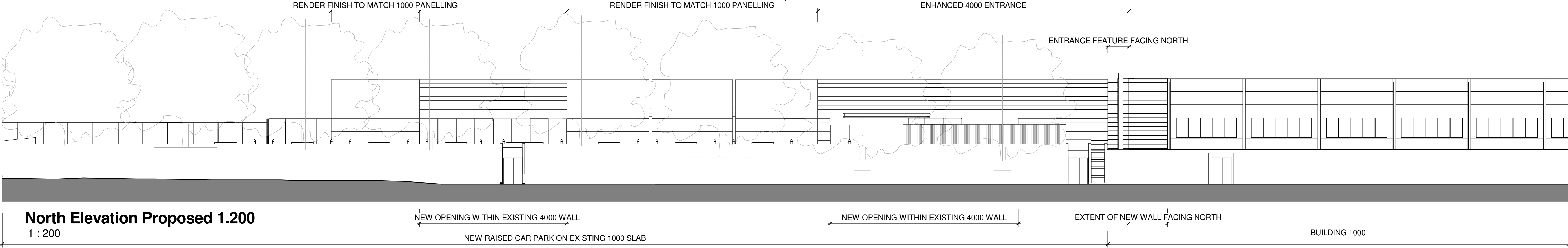
Project Title

**Langstone Technology Park,
Building 1000**

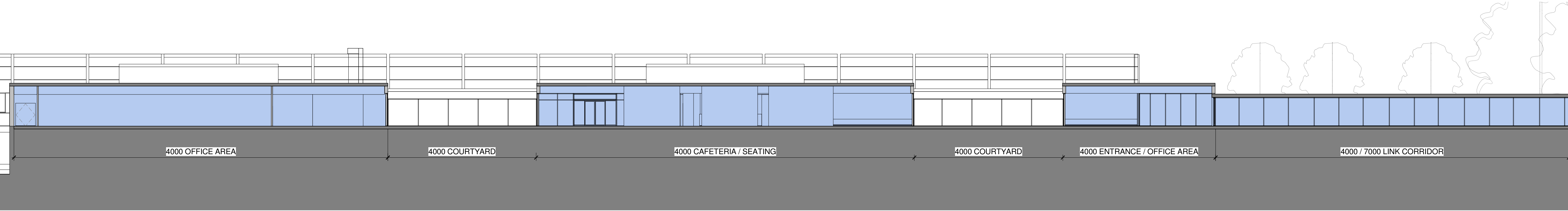
Drawing Title

Proposed Ground Floor Plan

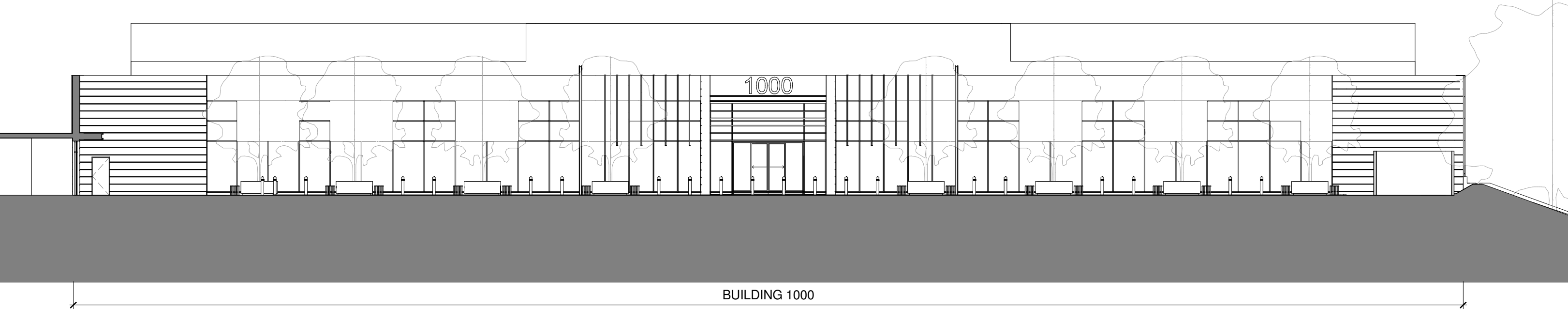
Scale	Sheet	Drawn	Checked	Date
1 : 500	A1	CJ	IJ	14.06.19
Status	Project No.	Drawing No.	Revision	
PLANNING	4046A	200		



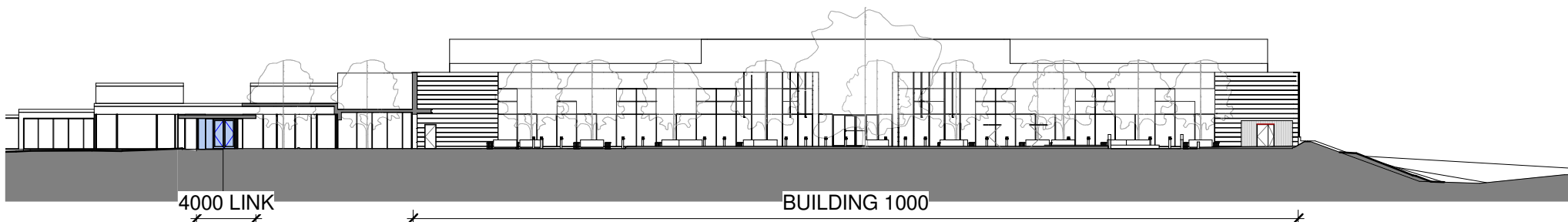
North Elevation Proposed 1.200
1 : 200



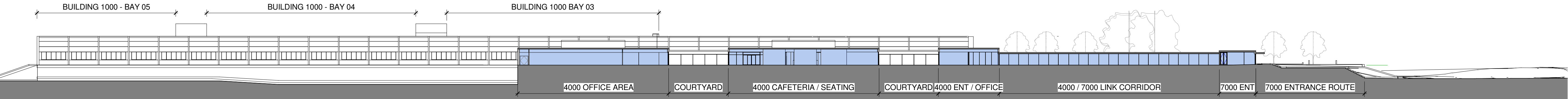
Proposed Site Section - Building 1000 South Elevation 1.200
1 : 200



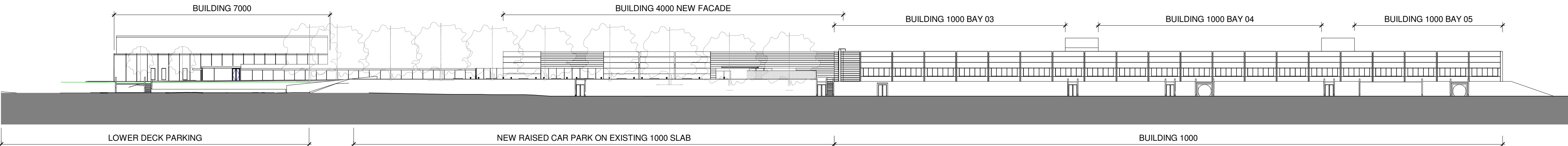
Proposed East Elevation 1.200
1 : 200



Proposed East Elevation 1.500
1 : 500



Proposed Site Section - Building 1000 South Elevation 1.500
1 : 500



North Elevation Proposed 1.500
1 : 500

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Rev Date Init Notes Chkd

2 0 2 4 6 8 10
SCALE 1:200 m

Client

Drawing Originator

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Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282
RIBA Chartered Practice www.aww-uk.com

Project Title
**Langstone Technology Park,
Building 1000**

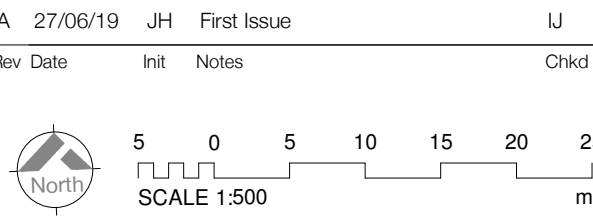
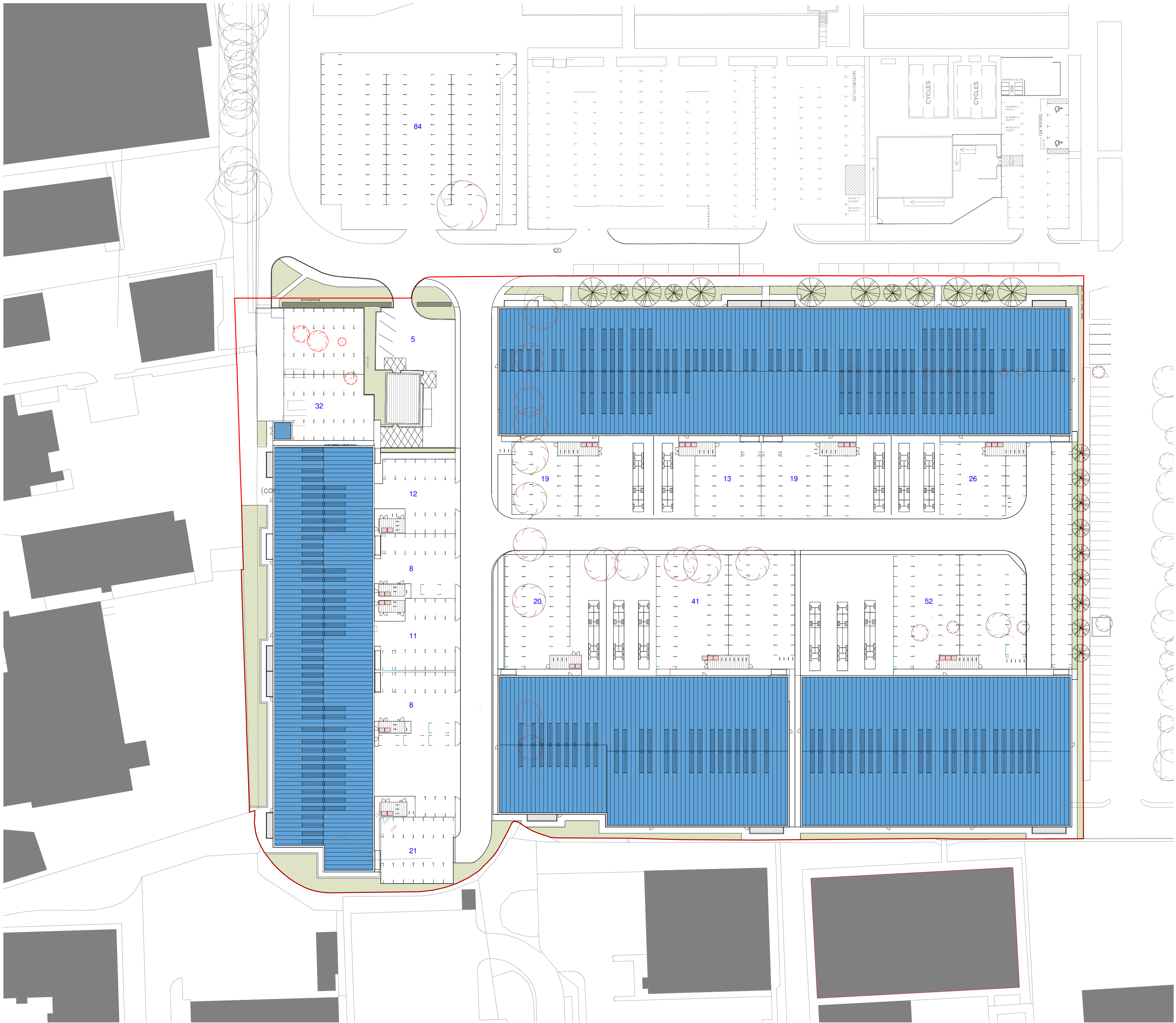
Drawing Title
Proposed Elevations

Scale As indicated Sheet A1 Drawn CJ Checked IJ Date 14.06.19

Status **PLANNING** Project No. **4046A**

Drawing Reference Drawing No. **300** Revision

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Client

Drawing Originator

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Project Title
**Proposed Industrial Units
Langstone Technology Park,
Havant**

Drawing Title
Site Plan

Scale
1 : 500

Sheet
A1

Drawn
CJ

Checked
IJ

Date
04.06.91

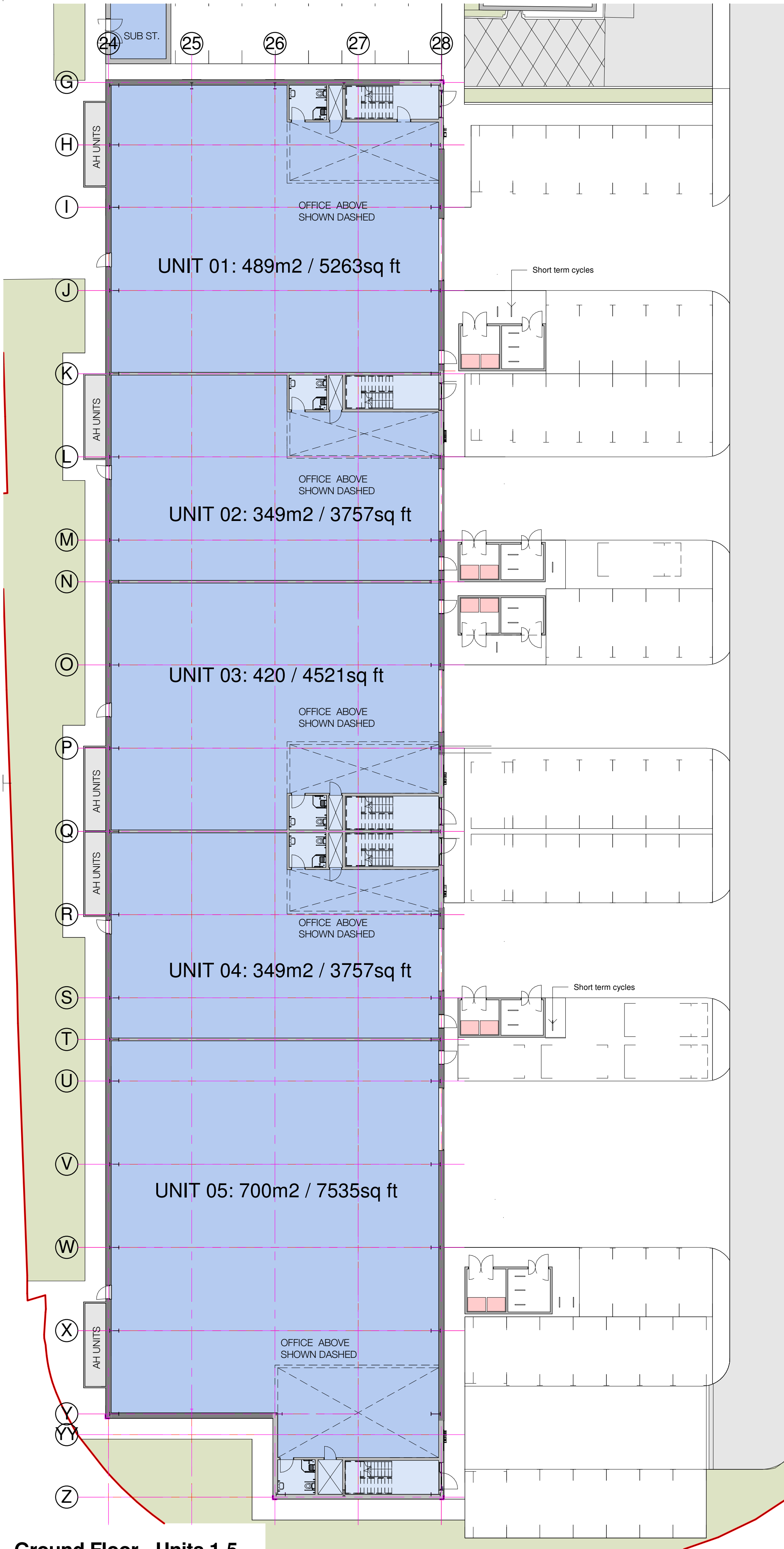
Status
PLANNING

Project No.
4046C

Drawing Reference

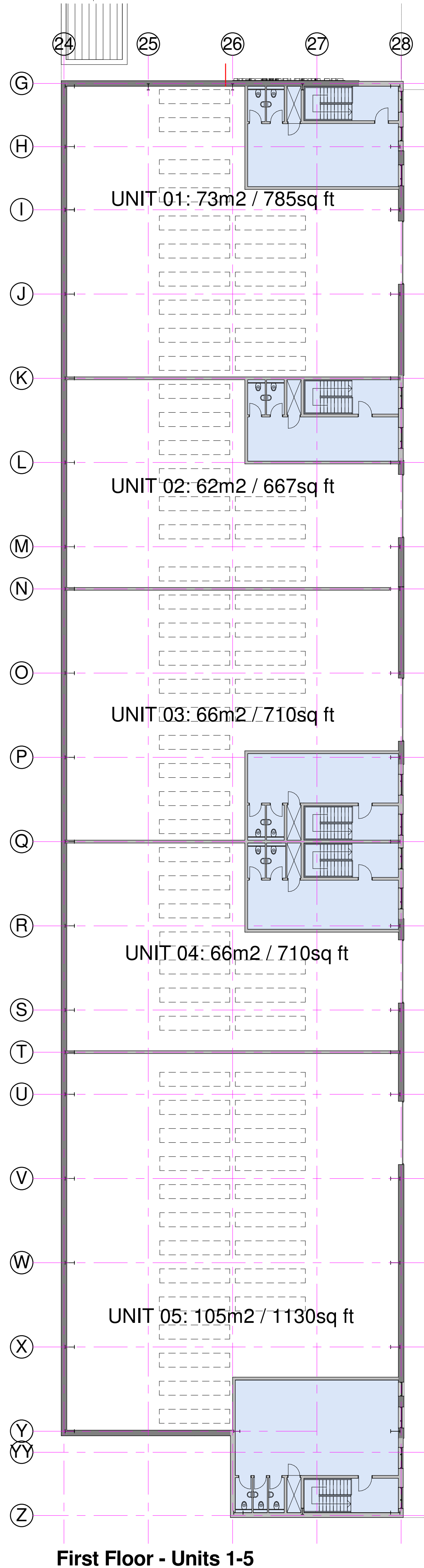
Drawing No.
0110

Revision
A



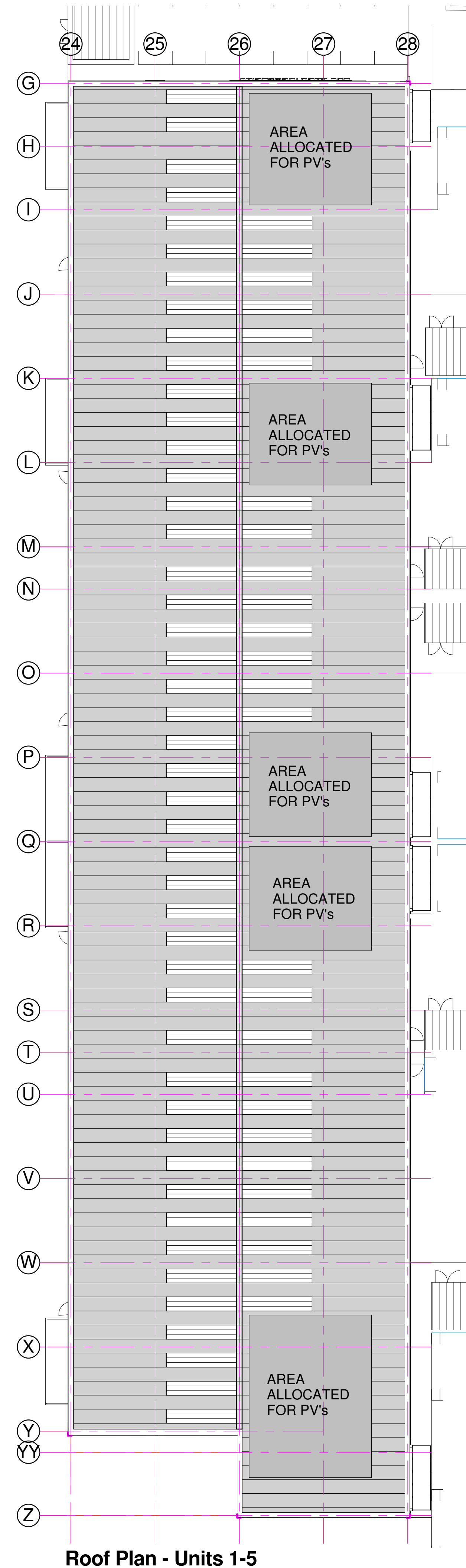
Ground Floor - Units 1-5

1 : 200



First Floor - Units 1-5

1 : 200



Roof Plan - Units 1-5

1 : 200

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A	27/06/19	JH	First Issue	IJ
Rev	Date	Init	Notes	Chkd
 2 0 2 4 6 8 10 SCALE 1:200 m				

Client

Drawing Originator

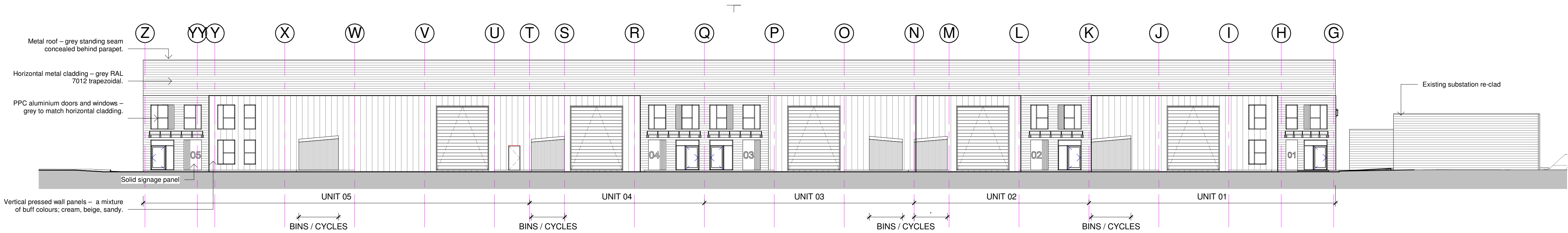
AWW inspired environments
London - 106 Weston Street London SE1 3QB 020 7160 6000
Bristol - Rivergate House, Bristol, BS1 4LS 0117 923 2535
Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282
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Project Title
**Proposed Industrial Units
Langstone Technology Park,
Havant**

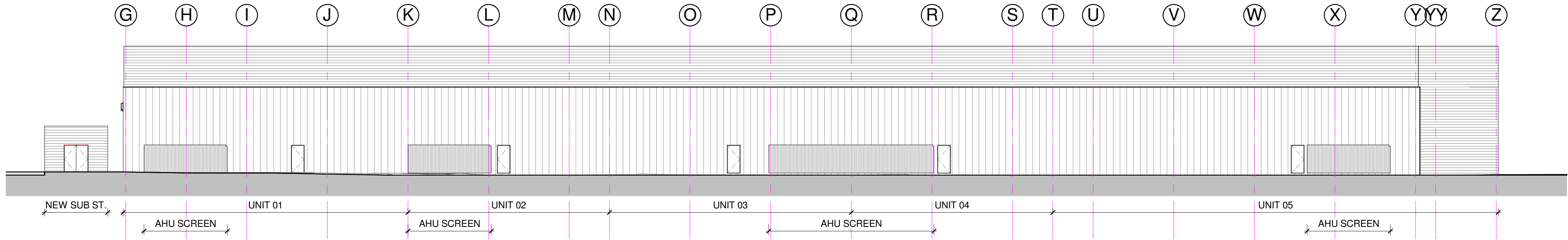
Drawing Title
Units 01 - 05 Floor Plans

Scale 1 : 200	Sheet A1	Drawn CJ	Checked IJ	Date 29.05.19
Status PLANNING	Project No. 4046C			
Drawing Reference	Drawing No. 0200	Revision A		

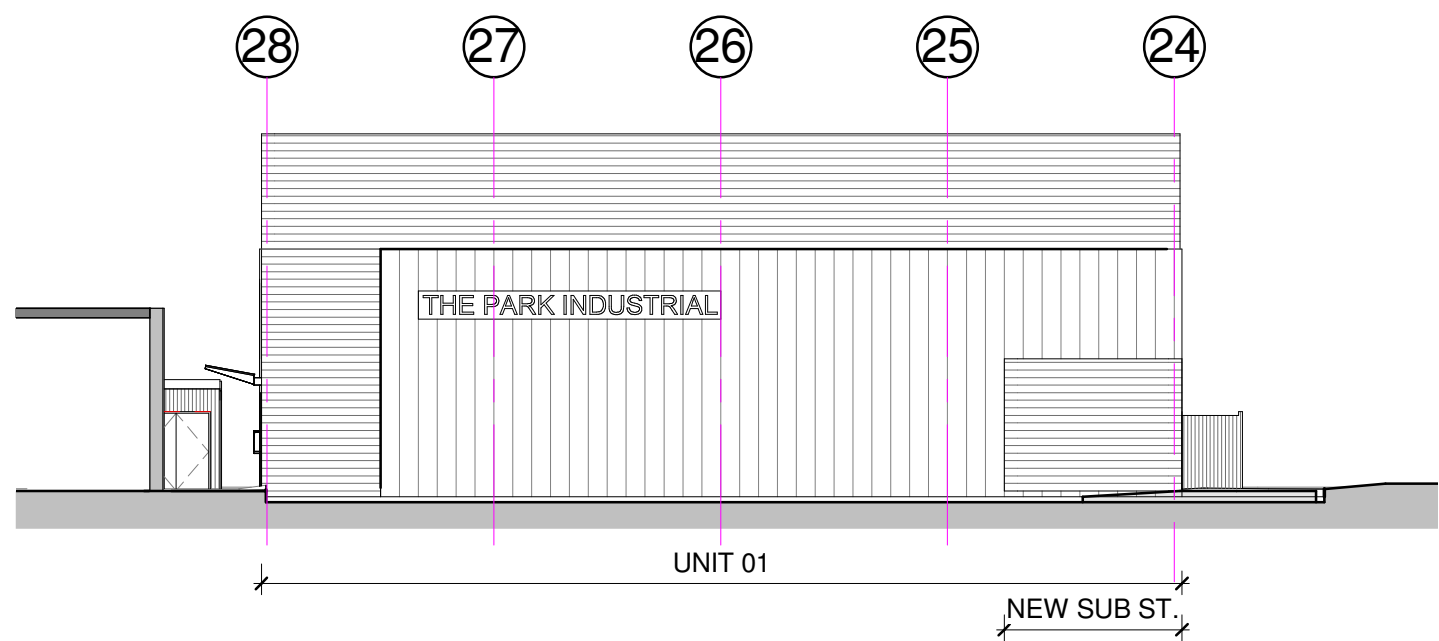
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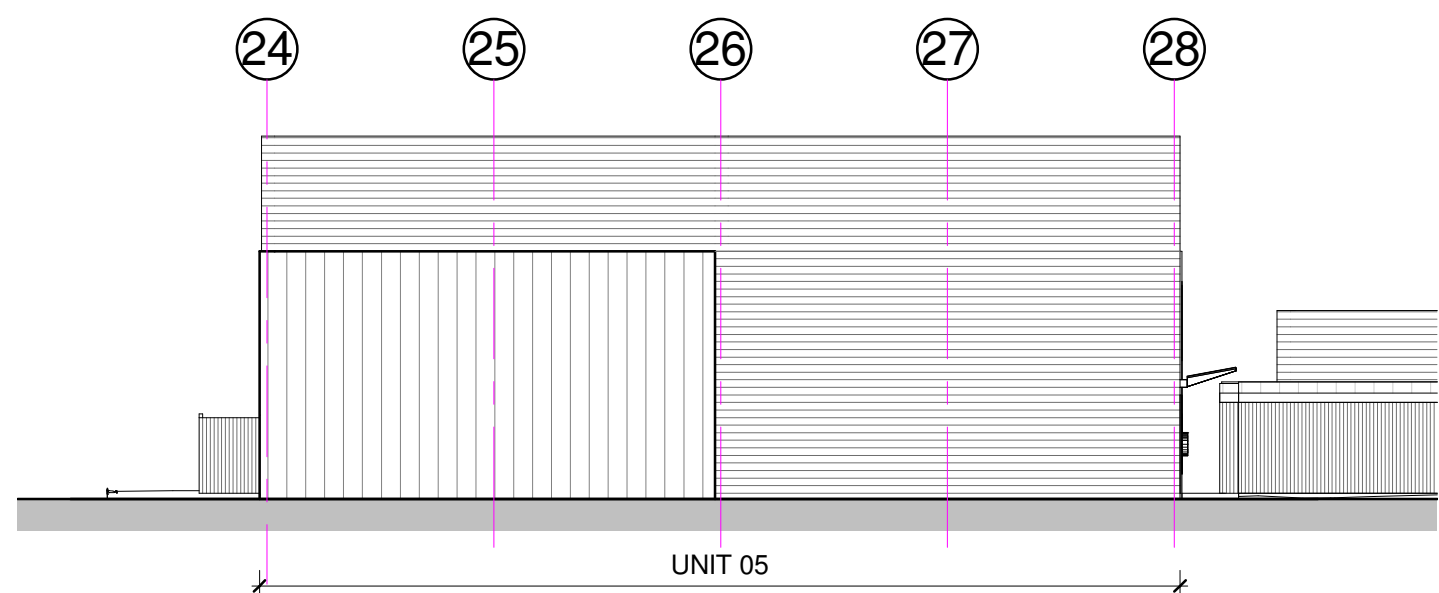
Units 01-05 East Elevation
1 : 200



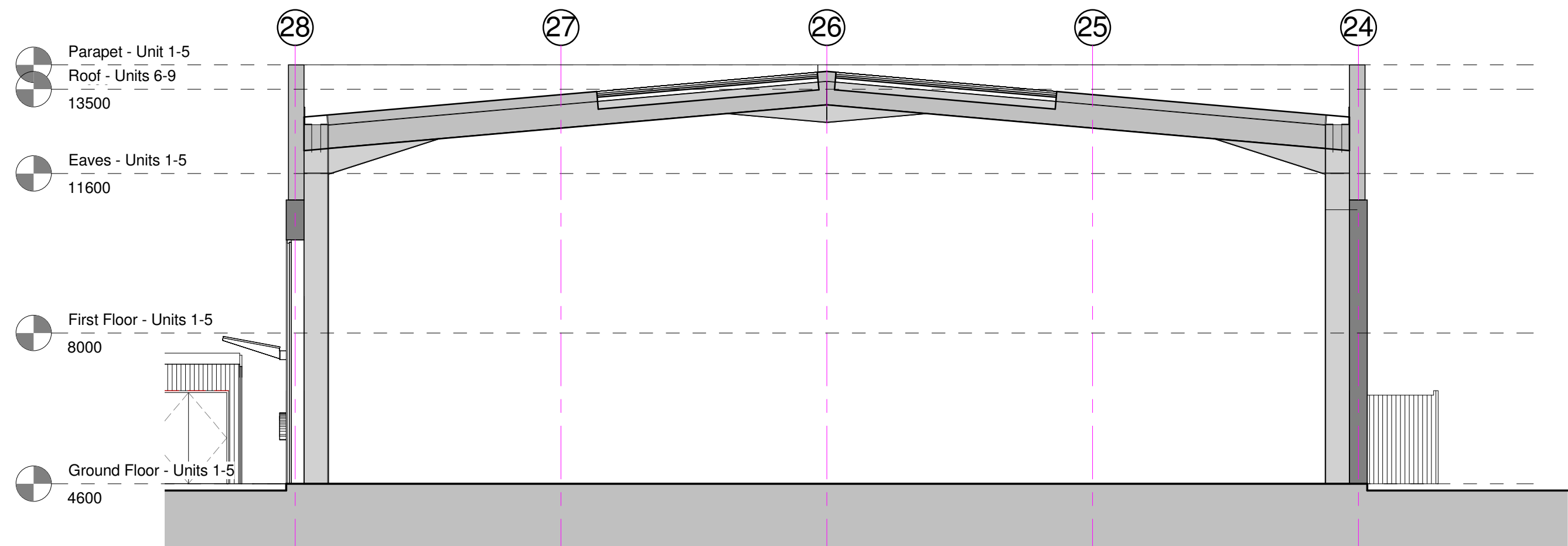
Units 01-05 West Elevation
1 : 200



Units 01-05 North Elevation
1 : 200



Units 01-05 South Elevation
1 : 200

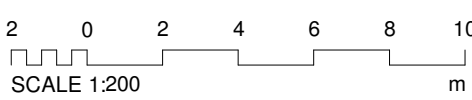


Units 1-5 Warehouse Section
1 : 100



Unit 05 Section - Staircore
1 : 100

C	01.07.19	CJ	Annotations updated.	
B	28/06/19	JH	Minor updates	IJ
A	27/06/19	JH	First Issue	IJ
Rev	Date	Init	Notes	Chkd



Client

Drawing Originator

AWW inspired environments
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Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282
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Project Title
**Proposed Industrial Units
Langstone Technology Park,
Havant**

Drawing Title
**Units 01-05 Elevations and Typical
Section**

Scale	Sheet	Drawn	Checked	Date
As indicated	A1	CJ	IJ	03.06.19
Status	Project No.			
PLANNING	4046C			
Drawing Reference	Drawing No.	Revision		
	0205	C		