

Clark, Jacky

From: Stewart Smith <StewartS@mjaconsulting.co.uk>
Sent: 19 November 2021 14:46
To: David.eaves@havant.gov.uk
Cc: Reghif, Sarah; Rachel Davies; Karl Gebhart
Subject: Land at Lower Road APP/19/00427

Hi David,

I have spoken to Sarah on the phone and she is going to send you her 'no objection' regarding conditions 6 & 7, via email, if she hasn't already.

Both Sarah from Hants and Sophie from the EA have said that a face to face meeting is not necessary. Only a change of wording to condition 7 seems to be required, as stated below by Sophie.

We would appreciate your updated response / sign off reflecting this as soon as possible.

Many thanks,
Kind regards,
Stewart Smith
Flood Risk & Drainage Engineer MSc



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From: Brown, Sophie <sophie.brown@environment-agency.gov.uk>
Sent: 17 November 2021 15:12
To: Rachel Davies <Rachel@bargatehomes.co.uk>; Stewart Smith <StewartS@mjaconsulting.co.uk>; Reghif, Sarah <sarah.reghif@hants.gov.uk>
Cc: Karl Gebhart <KarlG@mjaconsulting.co.uk>
Subject: RE: Land at Lower Road APP/19/00427

Dear Rachel/ Stewart,

Thanks for your emails. Just wanting to clarify things from an Environment Agency position in relation to these conditions.

Condition 6.

This relates to the design of the surface water drainage scheme, incorporating the discharge to the borehole.

The proposed scheme is in line with previous information from the applicant, which we have accepted in principle. As such we would have **no objection** to discharges of this condition.

Condition 7

As part of acceptance of the scheme it was agreed that a **monitoring proposal** confirming the effectiveness of treatment of contaminants within the surface water drainage scheme (immediately prior to discharge to borehole), **would be agreed** as part of the planning process. This reflects the sensitivity of the discharge. This **monitoring is only really possible when the borehole discharge is operational**.

It is currently a pre commencement condition, but we would not have any objection if this was modified to be a pre operational condition.

In light of the above we consider that there is no real need for a meeting on the requirements of condition 7. However, if it was felt beneficial then our Groundwater Technical Specialist is happy to have a chat with the consultant on this proposal.

Hopefully this clarifies our position. If you have any further queries please feel free to contact me.

Kind regards

Sophie

Sophie Brown | Planning Advisor | Sustainable Places | Solent and South Downs Area | Environment
Planning and Engagement
Environment Agency | Oving Road | Chichester | West Sussex | PO20 2AG
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Please be aware I work Part Time hours and will be available Monday, Tuesday, Wednesday and Thursday only. If you have any urgent enquiries outside of those hours please email planningSSD@environment-agency.gov.uk

From: Stewart Smith <StewartS@mjaconsulting.co.uk>

Sent: 09 November 2021 15:55

To: Brown, Sophie <sophie.brown@environment-agency.gov.uk>; Reghif, Sarah <sarah.reghif@hants.gov.uk>

Cc: Karl Gebhart <KarlG@mjaconsulting.co.uk>; Rachel Davies <Rachel@bargatehomes.co.uk>

Subject: Land at Lower Road APP/19/00427

Hi Sarah,

Paige Harvey has now left Havant council and the officer now dealing with the application is David Eaves. Because of the personnel changes in the various teams there is no history of what has gone before, and communication appears to have been disrupted between the statutory consultees.

Therefore, would it be possible to arrange a face to face meeting to bring everyone up to speed and get sign off of the drainage conditions, namely condition 6 & 7.

I'm not sure if David Eaves needs to be at the meeting as ultimately, he will sign off whatever is agreed with the EA & LLFA. Let me know if you think he should attend.

Within the attachments we have addressed your request for further information regarding condition 6 and provided specification of the Upflow unit, emergency procedures within the SuDS management plan (paragraph 3.40), details of water quality treatment and construction details of the boreholes.

Attached :-

21.0355.5992.KTG.Old Manor Farm, Bedhampton Report
5992:23 Section through penstock and flow control chamber Rev B
5992:24 Section through deep bores soakaways Rev B
SUDS Management & Maintenance Plan REV B
Uff_omm_c1609_non-spread_2 Up flo
UFF Sizing Calculator BTA v3.0
LLFA Comments

We believe it is reasonable that construction works should be able to start on site provided that no discharge is made to the boreholes. Keeping the penstock valve before the boreholes closed, the SW run off during the early part of construction (whilst the condition is fully cleared) can be stored within the SUDs system train of swales and basin. The basin is sized to store the 1:100 year +40% event with a discharge of 1.5l/s, providing plenty of storage. The swales and basin are unlined which allows any infiltration, although low, to occur prior to the penstock valve and boreholes.

Could you confirm if this is acceptable please?

The design changes alluded to on the drawings, is that of the addition of the domestic drainage distribution – the exact location of rainwater pipes for example – the strategy is the same. There is no additional quantum of SW into the system or storage as the flows from all impermeable surfaces (roofs, drives, roads etc, including urban creep) have been included in the calculations.

When is your soonest availability for a meeting?

Regarding condition 7, you have requested that the EA and Portsmouth Water be consulted.

@Brown, Sophie Could you also let me know what your availability is please?

Many thanks,

Kind regards,

Stewart Smith

Flood Risk & Drainage Engineer MSc



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