

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

Our ref: HA/2015/116796/02-L01
Your ref: APP/14/01262
Date: 12 October 2015

Dear Sir/Madam

FURTHER PLAN - DISCHARGE OF CONDITIONS 5 - RE-CONSULTATION ON THE ERECTION OF 81 DWELLINGS CONSISTING OF 10NO. 1 BED FLATS, 12NO. 2 BED FLATS, 6NO. 2 BED HOUSES AND 53NO. 3 BED HOUSES, CONSTRUCTION OF ACCESS FROM RANELAGH ROAD, PROVISION OF LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS

LAND SOUTH OF RANELAGH ROAD, HAVANT

Thank you for consulting the Environment Agency on the above application, which we received on 21 September 2015.

Environment Agency Position

We are unable to recommend the Discharge of Condition 5 at this stage, for the reasons stated below:

The drainage design as submitted shows a potential to exacerbate flooding to third parties, and as such it should not be approved until the developer supplies satisfactory alternative drainage calculations showing that the risk does not exist, or alters the drainage design. Also some essential information is missing and should be supplied.

The principal issue is that rainwater over the majority of the site discharges to a linked drainage system, the water level in which is predicted to rise to 6.9 m AOD in the design event (100 year plus 30%). However soakaways and porous sub base under roads and accessways link directly from that drainage system to land adjacent to the site boundary, which is significantly lower than 6.9 m AOD. The lowest level on the site boundary is only 5.43 m AOD. Therefore the elevated water in the drainage system could preferentially flow out of the system via these soakaways and porous sub bases, and accumulate on the surface next to the boundary. This could lead to concentrated flow across the site boundary in extreme events, which would be unacceptable.

The additional information required is as follows:

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

1. Details of the Soils Limited infiltration testing, referred to in the drainage design report, only the covering letter is included on Havant's web page;
2. Confirmation that the filling on the site does not interfere with drainage exceedance flood route from Ranelagh Road;
3. Details of the inlet to the 150 mm outfall pipe at the infiltration pond;
4. An estimate of the likely flow in that pipe;
5. Confirmation from the owner of the drain/sewer to which the pipe connects that it has agreed to receive the flow;
6. Individual calculations for domestic soakaways which are not linked to the infiltration lagoon;
7. Details of measures at the accessway at Plots 38-41 to prevent water from running out of the high void sub base at the lowest point. There is a significant gradient on this accessway towards Plots 38-4. In one place the accessway is elevated 500 mm above the adjacent site boundary, where a retaining wall is proposed. This might be a development for which the drainage will remain unapproved.

We have serious concerns regarding the use of infiltration systems for the surface water drainage at this location as the site is situated in the Source Protection Zone 1 for the public water supply at Bedhampton and Havant springs. The applicant needs to demonstrate that there are robust pollution prevention measures in place to prevent pollution from road run off entering the aquifer and contaminating potable water supplies at this extremely sensitive location. We would recommend that the Local Planning Authority/Applicant to contact Portsmouth Water to discuss this matter.

If you have any queries regarding the information set out above, please contact us at: PlanningSSD@environment-agency.gov.uk.

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

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