

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

Our ref: HA/2015/117078/01-L01
Your ref: APP/15/00478
Date: 22 June 2015

Dear Sir/Madam

DISCHARGE OF CONDITION NO/S A1, A2, A3, C2 AND C3 OF PLANNING PERMISSION APP/12/00338

DUNSBURY HILL FARM, PARK LANE, COWPLAIN, WATERLOOVILLE

Thank you for consulting the Environment Agency on the above Discharge of Conditions application.

Environment Agency Response

We are unable to recommend the full Discharge of Conditions A2, A3 and C3 at this stage the reasons stated in the advice section below.

Advice to the Applicant / Local Planning Authority

This letter sets out the comments of the Environment Agency on:

- Detailed proposals for the proposed principal linking Hulbert Road and Woolston Road, including the alterations to Hulbert Road and the loop with parking proposed between Hulbert Road the A3(M);
- The master plan for SuDS and below ground drainage surface water strategy serving the entire development.

These comments are based on the following documents received for review:

1. Letter from PBA reference 30142-4501/DoC3/JJ dated 01 May "Discharge of Planning Conditions ...";
2. Technical Note by Atkins " Dunsbury Masterplan Road Drainage assessment for Dunsbury Hill Masterplan" dated 24 August (year not given);
3. Set of four plans by Atkins " Dunsbury Hill Farm New Highway Development Outline Design Drainage Layout Sheets 1 and 2 of 4" references DHFS1-ATK-TP05-DS-DR-D-0001 Rev P1, -0002 Rev P1, -0003 Rev P1 and -0004 Rev P1,

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Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
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all 31 dated January 2014.

4. Report by PBA "Dunsbury Hill Farm Surface water Drainage and SuDS Strategy" reference 30142/2001 R001 Rev 0 May 2015, which includes a drawing by PBA "Dunsbury Hill Farm Surface Water Strategy and Storage Requirements" reference 30142/2001/01 Rev –;
5. Plan by BAM "Dunsbury Hill Farm Below Ground Drainage Strategy" reference 4330 SERV 5000 Rev P3 dated 10 March 2015;
6. Set of four plans by Royal HaskoningDHV "Dunsbury Hill Farm Proposed Drainage Sheets1-4 inclusive" referenced PB2348-500-01 rev D3, -02 Rev D3, -03 Rev D3 and -04 Rev D3, all dated 10 April 2015;
7. Technical Note by Royal HaskoningDHV "Dunsbury Hill Farm Planning Condition A2 – SuDS Masterplan – Surface Water Drainage Strategy" reference TN001-PB2348-310055-Egha-RevA dated 1 May 2015.
8. Terra Firma "Landscape Management Plan" and "Landscape, Open Space, and Ecology Strategy Plan" reports, together with landscape proposal plans 1569-1000 to 1008 covering the access road corridor.

Whereas the set of Atkins plans support the Atkins Technical Note, they are superseded by the more recent and more detailed Royal HaskoningDHV plans. Accordingly we have decided to treat the Royal HaskoningDHV plans as taking precedence over the Atkins plans.

The PBA surface water strategy and storage requirements drawing is more recent than the BAM plan and is included in its report. We have assumed that the PBA drawing takes precedence over the BAM plan, but the BAM plan is definitive for phase areas and locations of foul sewers and high pressure gas main.

We confirm that the Royal HaskoningDHV Technical Note and the associated set of four drainage plans show a surface water drainage system with SuDS for the access road that is consistent with both the SuDS and drainage principles as previously agreed, and with the Atkins drainage impact risk assessment of the new road on drainage related receptors.

We do have concerns, however, about the design of the watercourse culvert proposed at the cut line of Sheets 2 and 3, where a twin 150 mm diameter ductile iron pipe is proposed, and we ask if a single, larger diameter pipe could be used instead, albeit with the invert normally filled with sediment? A long section would help explain the constraints applying at this location, where there are service crossing and shallow depth to take into account. We recognise that the watercourse upstream might become redundant, but this is not explicitly stated in the PBA report and should be addressed by PBA. We ask the applicant to confirm that there are no other ordinary watercourses affected by the access road.

Also we request that the applicant supplies us with:

- I. A table stating the contributing areas, working volumes, maximum water levels, vortex flow controller ratings and overflow arrangement for each of the detention ponds and tank serving the access road;
- II. Confirmation that the maintenance of swales and detention ponds for the access road will accord with the proposals set out in the PBA "Surface Water and SuDS Strategy" report dated 15 May 2015;
- III. Planting details for water-side features, not shown on the current landscape detail drawings.

Upon receipt of satisfactory information on these three topics, we anticipate recommend approval of the design of surface water drainage and SuDs serving the principal access road and its ancillaries.

Regarding the surface water drainage and SuDS strategy for the development, we recommend that the PBA "Surface Water and SuDS Strategy" report is approved in conjunction with the Royal HaskoningDHV details as forming the definitive SuDS master plan for the development.

Although together these details enable discharge of the majority of Condition A2, we are not aware if proof of adequate financial provision has been supplied to enable the future adoption of SuDS by Havant Borough Council and Hampshire County Council in accordance with Condition A2(g). This may well be covered by a planning agreement, thus allowing full discharge of Condition A2.

The applicant should note that as yet we have not received details of works to Hermitage Stream connected with the principal access, nor the CEMP, and thus it is premature to discharge A3, A8, A9, A10, C2 or C3 in so far as they relate to the access road in particular, nor to any other part of the development as permitted.

We look forward to seeing in due course details of the Hermitage Stream alterations, including the new bridge, and drawings for the main pond followed by those for SuDS serving each development phase.

We would like to be consulted on Condition A8 (Hermitage Stream) and A9 (Buffer) which we are yet to be consulted on.

We would advise the applicant to undertake early engagement with us concerning the buffer, Condition A9 to ensure the proposal does not encroach into the stream corridor.

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

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