

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

Our ref: HA/2015/117057/01-L01
Your ref: APP/14/01296
Date: 28 May 2015

Dear Mrs Smith

ADDITIONAL INFORMATION FOR CONDITION 11 - RESERVED MATTERS APPLICATION RELATING TO PLANNING PERMISSION APP/13/00592 FOR PLOT 3 OF NEW BUSINESS AND INDUSTRIAL DEVELOPMENT AND ASSOCIATED DISCHARGE OF CONDITIONS [3(I) THE RESERVED MATTERS: A, B, C AND (II), D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W] TOGETHER WITH DISCHARGE OF CONDITIONS 9, 11, 13 RELATING TO THE WHOLE DEVELOPMENT SITE

SITE 3, FORMER COUNCIL DEPOT, HARTS FARM WAY, HAVANT

Thank you for consulting the Environment Agency on the above application, which was received on 15 May 2015.

Environment Agency Position

We can confirm that the Environment Agency is still unable to recommend the Discharge of Condition 11 at this stage, for the reasons stated below.

Advice to the Local Planning Authority / Applicant

We are still unable to recommend the discharge of this condition as no new information has been provided. The resubmitted plan of a pile is inadequate to satisfy this condition and we would refer the applicant back to our letter dated 16 March 2015 attached below.

Yours sincerely

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590
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Cont/d..

Mrs Sally Smith
Havant Borough Council
Development Control
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Hampshire
PO9 2AX

Our ref: HA/2015/116767/01-L01
Your ref: APP/14/01296
Date: 16 March 2015

Dear Mrs Smith

RESERVED MATTERS APPLICATION RELATING TO PLANNING PERMISSION APP/13/00592 FOR PLOT 3 OF NEW BUSINESS AND INDUSTRIAL DEVELOPMENT AND ASSOCIATED DISCHARGE OF CONDITIONS [3(I) THE RESERVED MATTERS: A, B, C AND (II), D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W] TOGETHER WITH DISCHARGE OF CONDITIONS 9, 11, 13 RELATING TO THE WHOLE DEVELOPMENT SITE

SITE 3, FORMER COUNCIL DEPOT, HARTS FARM WAY, HAVANT

Thank you for consulting the Environment Agency on the above application, which we received on 20 February 2015.

Environment Agency Position

We are unable to recommend the Discharge of Conditions 9 and 11 at this stage, for the reasons stated below.

We cannot comment on Condition 13 as the Environment Agency did not request this Condition.

Advice to the Local Planning Authority / Applicant

We have inspected relevant drawings and other details published on the planning web pages under the planning application number APP/14/01296, in particular drawing references 989.02F and plan number 989.01B, both prepared by Leominster Construction.

In our letter reference HA/2010/110921/01-L01 dated 23 November 2010, which formed our principal consultation response to the planning application APP/10/00737 and which was carried forward to consent APP/13/00592, we set out what the applicant could expect to do to satisfy us that our stated interests are safeguarded.

Having reviewed the current application and compared its proposals against the standards we set out previously, we advise that the applicant has not supplied sufficient information relating to flood risk, drainage levels, SUDS, and future maintenance of

drainage systems and SUDS. We are therefore unable to recommend the Discharge of Condition 9 for Site 3 at this stage.

For guidance, we recommend in particular that the following topics are addressed when updating the drawings:

1. The risk of tidal flooding to the proposed building. The local design flood level is 3.8 m AOD;
2. Demonstration that the SuDS included comply with the recommendations of CIRIA 697 "The SuDS Manual";
3. The surface water drainage system must be designed to control runoff and prevent flooding of property in up to a 1 in 100 year storm event with an extra 10% rainfall depth allowed when calculating flood water volume;
4. In line with CIRIA C635 "Designing for Exceedence in Urban Drainage", events under the 1 in 30 year return period should be contained within the system, while short-term surface flooding in events in exceedance of the 1 in 30 year return period is acceptable, so long as this can be safely stored without risk to people.
5. The rate at which surface water is discharged from the site may vary with the severity of the storm event but should be no greater than the undeveloped rate of runoff from the site for a given event;
6. The drainage arrangement should also be such that the volumes of surface water leaving the site are no greater than that at pre-development. Long-term storage may be required to control any additional surface water volumes generated;
7. Surface water discharges to watercourses must not exceed a velocity of 1 m/s;.
8. Consider if the possibility of water levels in Harts Farm Stream reaching high levels that could flood the site via its drainage system merits a connection to Brockhampton Stream instead.

We are also unable to recommend the Discharge of Condition 11 as insufficient information has been presented. We would refer the applicant to Table 3 on Page 14 of the following document:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>

Flood Defence Consent

We restate our earlier advice that parts of the development which lie within eight metres of the top of the bank of any main river, including the new route of the Harts Farm Way Stream, are subject to the consent from the Environment Agency under Land Drainage Bye Laws, also known as Flood Defence Consent. Such consent must be obtained prior to the commencement of works within the Bye Law width. Please note this requirement is separate to and in addition to planning permission. A period of eight weeks is permitted for determination of Flood Defence Consent.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours sincerely

Miss Verity Giles
Planning Advisor, Environment Agency

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