

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

Our ref: HA/2013/114492/05-L01
Your ref: APP/14/00026
APP/14/00986
Date: 24 October 2014

Dear Sir/Madam

REVISED INFORMATION - DISCHARGE OF CONDITION NO/S 26 OF FULL PLANNING APPLICATION APP/12/01222 (A) AND CONDITION NO. 28 OF OUTLINE PLANNING PERMISSION APP/12/01222 (B)

MANOR FARM AND COPSEYS NURSERY, HALLETT ROAD, HAVANT

Thank you for consulting the Environment Agency on the above application, which was received on 01 October 2014.

Environment Agency Position

We confirm that the Environment Agency is in a position to recommend the discharge of Condition 26 of Planning Permission APP/12/01222 (A) and Condition 28 of Planning Permission APP/12/01222 (B) in theory, however whether the drainage scheme will work in principle depends on the completed construction of the attenuation ponds.

Advice to the Local Planning Authority / Applicant

The submitted Surface Water Drainage Strategy and Exceedance Flows report dated 12 September 2014 (submitted under reference: APP/14/00986) addresses our previous concerns and demonstrates that, in theory, surface water attenuation can be managed effectively on site.

During a recent site visit it was noted that the attenuation ponds on the east side of the development contained significant quantities of water. In accordance with the submitted design these ponds should only be utilised if the infiltration system is at full capacity during a 1 in 100 year storm, which could indicate that the reality on the ground does not match the theoretical strategy. However, it was also noted that the proposed outlet from these ponds has yet to be constructed and as such the water contained within them could have built up since their construction.

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

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Therefore, in view of the stage of construction on site, it may be prudent to withhold discharging the relevant planning conditions until the final discharge has been constructed to demonstrate that the theoretical strategy reflects what is happening on the ground.

In addition to the above we would also recommend that Havant Borough Council's drainage engineers are satisfied with the proposed surface water attenuation strategy and that, due to their more local knowledge, they make the ultimate decision if the planning conditions should be discharged.

With regards to part iv of the conditions relating to the management and maintenance of the SUDS, the submitted Management of Sustainable Urban Drainage Systems document dated 21 June 2013 (under reference: APP/14/00026) is acceptable, however you would recommend the addition of supporting text relating specifically to the ponds. Page 3 of the document shows an illustration of the main drainage components, which includes the ponds; however there is no further mention over the management and maintenance of the ponds in the supporting text.

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

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

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