

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

Our ref: HA/2014/116502/01-L01
Your ref: APP/14/01262
Date: 02 January 2015

Dear Sir/Madam

DISCHARGE OF CONDITIONS 5 AND 9 - 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 Discharge of Conditions application, which was received on 18 December 2014.

Environment Agency Position

We are unable to recommend the Discharge of Conditions 5 and 9 at this stage, for the reasons stated in the advice below.

Advice to the Local Planning Authority / Applicant

The Environment Agency is supportive of the proposed surface water drainage scheme layout. However, additional information is required before we can recommend the Discharge of Condition 5

In particular, the following information is still required:

- Evidence to show how the design storm period and intensity has been calculated
- A timetable for the implementation of the drainage scheme
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.
- Detailed evidence that the appropriate assessment carried out under Building Research Establishment (BRE) Digest 365 has been provided.

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
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- Detailed calculations to demonstrate that the infiltration basin and supporting drainage network has sufficient capacity such that there will be no surface flooding resulting from the surcharging of the drainage system for storm events with a return period of up to 1 in 30 years; and that there will be no flooding of buildings as a result of storms up to the 1 in 100 storm event (with an appropriate allowance for climate change).

The site is in the Source Protection Zone 1 for a public water supply in an area with shallow groundwater and we require a written report for the drainage scheme which should include a risk assessment demonstrating that the system will work in this sensitive area.

The risk of piling or ground improvements for development not only relate to contaminated land but also to contamination of groundwater from turbidity. None of the information submitted to date provides any piling or ground improvement design, no assessment of risk or mitigation if acceptable.

To enable the piling condition to be discharged we would refer you to the publication 'Piling into Contaminated Sites' (see attached). Table 3 on Page 14 details the information we require for a Foundation Risk Assessment Report. As stated, this is still required as it does not appear that any new information has been received.

As we have not received a Foundation Works Risk Assessment or an updated Drainage Strategy we are unable to recommend the Discharge of Conditions 5 and 9 at this stage.

We would refer you back to our letter dated 14 August 2014 (attached below).

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

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

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

Our ref: HA/2014/116013/01-L01
Your ref: APP/14/00786
Date: 14 August 2014

Dear Sir/Madam

DISCHARGE OF CONDITION NOS 5 (SURFACE WATER DRAINAGE) AND 9 (PILING) OF PLANNING PERMISSION APP/12/00772

LAND SOUTH OF RANELAGH ROAD, HAVANT

Thank you for consulting the Environment Agency on the above application, which was received on 4 August 2014.

Environment Agency Position

At this stage we are currently unable to recommend that Condition 5 and Condition 9 are discharged.

Reasons:

The surface water drainage scheme provided does not illustrate how free phase oils will be prevented from entering the detention/infiltration basin. As the site is located in SPZ1 for the Bedhampton and Havant Springs we request an extra method for treating surface water runoff. The use of catchpit gullys does not provide an acceptable level of treatment and therefore we request the incorporation of an extra measure (such as a smart sponge within the catchpit) to remove residual hydrocarbons from the surface runoff.

Inadequate information has also been provided to show that flood risk to the development site and surrounding area will be adequately managed by the proposed surface water drainage scheme.

The following information is still required:

- Evidence to show how the design storm period and intensity has been calculated
- A timetable for the implementation of the drainage scheme
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.
- Detailed evidence that the appropriate assessment carried out under Building

Research Establishment (BRE) Digest 365 has been provided.

- Detailed calculations to demonstrate that the infiltration basin and supporting drainage network has sufficient capacity such that there will be no surface flooding resulting from the surcharging of the drainage system for storm events with a return period of up to 1 in 30 years; and that there will be no flooding of buildings as a result of storms up to the 1 in 100 storm event (with an appropriate allowance for climate change).

We are also unable to recommend that Condition 9 is discharged at this stage, as a foundation works risk assessment has not been provided. This risk assessment should demonstrate that the use of piling will not pose a risk to groundwater underlying the site.

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

Yours faithfully

Miss Verity Giles
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