

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

Our ref: HA/2015/116607/01-L01
Your ref: APP/14/01300
Date: 29 January 2015

Dear Sir/Madam

ERECTION OF FOUR STOREY HOTEL (INCLUDING RESTAURANT FOR HOTEL GUESTS ONLY) WITH ASSOCIATED CAR PARKING AND LANDSCAPING; AND AIR CONDITIONING UNITS IN COMPOUNDS, WITH ACCESS FROM THE PRIVATE ACCESS ROAD TO LANGSTONE TECHNOLOGY PARK

**LAND ADJACENT TO LANGSTONE TECHNOLOGY PARK 2B LANGSTONE ROAD
HAVANT PO9 1SA**

Thank you for consulting the Environment Agency on the above application, which was received on 14 January 2015.

Environment Agency Position

The Environment Agency requests that the following conditions be attached to any planning permission granted, and that details in relation to these conditions (and on which the Environment Agency would wish to comment) be submitted to and approved in writing by the Local Planning Authority (LPA):

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Hamill Davies Ltd (dated April 2012) and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels are set no lower than 150mm above surrounding ground levels as specified within section 2.7 of the FRA.**
- 2. There must be no raising of ground levels within 10 metres of the top of the bank of the Langstone Mill Channel as specified within section 2.7 of the FRA.**

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied

within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants. To ensure that no floodplain storage is lost and therefore the risk to off site areas is not increased. This condition is in line with National Planning Policy Framework (NPPF) paragraph 103 and the Havant Borough Core Strategy Policy CS15.

Condition 2

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, both on and off site. This condition is in line with National Planning Policy Framework (NPPF) paragraph 103 and the Havant Borough Core Strategy Policy CS15.

Advice to Local Planning Authority / Applicant

A narrow strip of the site falls within fluvial Flood Zone 3 assessed as having a high probability of flooding. However, the hotel and restaurant buildings will be located within areas of the site shown as flood zone 1, having a low probability of flooding.

In the event that flooding at the site does occur it is likely to be controlled by the level of the access road to the Langstone Technology Park (5.78mAOD). As the site generally slopes from east to west and with the Finished Floor Levels (FFL's) of the buildings set a minimum of 150mm above ground levels it would appear that the buildings will remain safe from flooding.

There should be no raising of land levels within a 10 metre buffer of the top of the Langstone Mill Channel to ensure that no floodplain storage areas are lost and consequently there will be no increase in flood risk to off-site areas.

It is possible that flood depths at the entrance to the site from the Langstone Technology Park access road could reach about 0.5 metres over a short distance which could hamper access. Therefore, the applicant and LPA are advised to consider the provision of an alternative emergency access point from Langstone Road to the west of the site which will remain free from flooding.

A surface water drainage condition is considered necessary to ensure that runoff from the site is not increased above current greenfield rates.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it must be established that these options are feasible, can be adopted and properly

maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

If infiltration methods are used to manage surface water runoff the Agency would expect to see the system designed according to the following criteria:

- There should 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.
- For storm events exceeding this surface flooding may be acceptable for short periods providing water is routed away from buildings, access ways and does not increase risk off site.
- There should be no flooding of buildings as a result of storms up to the 1 in 100 20% (climate change allowance) event.

If surface water runoff is going to be managed by attenuation to a watercourse or sewer system the following additional criteria should be adhered to:

- The drainage system should be designed so that surface water runoff rates from the developed site are no greater than the greenfield runoff rates from the site, for a range of storms including the 1 in 2, 1 in 30 and 1 in 100 20% events.
- Long term storage must be provide to cater for the additional runoff volume generated by the development compared to the volume that would have been contributed from the site in its greenfield state.

Informative

The applicant is advised that any works in, under, over or within 8 metres of the top of the bank of the Langstone Mill Channel, designated as a main river, will require the prior written permission of the Environment Agency in the form of a Flood Defence Consent (FDC).

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

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