

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

Our ref: HA/2012/113691/03-L01
Your ref: APP/14/00767
Date: 09 December 2014

Dear Sir/Madam

ERECTION OF 35NO. DWELLINGS, COMPRISING 6NO. 2 BED, 23NO. 3 BED AND 6NO. 4 BED HOUSES, COMMUNITY BUILDING AND ALLOTMENTS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING, OPEN SPACE AND WORKS

LAND AT NURSERY FIELDS, FORMER COPSEYS NURSERY SITE, BLENHEIM GARDENS, HAVANT, PO9 2PN

Thank you for consulting the Environment Agency on the above application, which was received on 25 November 2014.

Environment Agency Position

We consider that planning permission could be granted to the proposed development, if the following planning condition be attached to any permission granted in order to make the development acceptable:

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 hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year 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 a detailed Surface Water Management Plan.

Reason: To prevent the increased risk of flooding, both on and off site.

Advice to the Local Planning Authority / Applicant

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk.

We are aware that the conditions on the Hybrid Application (APP/12/01222) are in the process of being discharged; however, this site (APP/14/00767) will need to ensure it links into the overall drainage strategy and management plan for the site to ensure there is no increase in flood risk on or off site.

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

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