

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

**Our ref:** HA/2013/114764/01-L01  
**Your ref:** APP/13/00893  
**Date:** 07 October 2013

Dear Sir/Madam

**OUTLINE APPLICATION FOR MIXED-USE EMPLOYMENT, LEISURE AND RETAIL DEVELOPMENT TO COMPRISE DEMOLITION OF MAIN BUILDING AND ERECTION OF CLASS C1 HOTEL, CLASS D2 CINEMA, 3NO. CLASS A3 RESTAURANTS, CLASS A4 PUBLIC HOUSE, CLASS A3/A5 DRIVE-THRU RESTAURANT, CLASS A1 FOODSTORE AND RETENTION OF E BLOCK FOR USE AS CLASS B1 OFFICES OR CONVERSION TO SUI GENERIS BOWLING COMPLEX, CLASS D2 HEALTH AND FITNESS CENTRE, AND CLASS A3 RESTAURANT.**

**ELETTRA AVENUE, WATERLOOVILLE, HAMPSHIRE, PO7 7XS**

Thank you for consulting the Environment Agency on the above application, which was received on 19 September 2013.

**Environment Agency Position**

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted, however, we request that the following planning conditions be attached to any planning permission granted in order to make the development acceptable.

Planning Conditions:

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 by the Local Planning Authority:

**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 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 existing site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The drainage scheme should:

1. Provide an assessment of how the site is currently drained, its existing runoff rates and the proposed runoff rates. It should demonstrate that the combined flow from the proposed development does not exceed existing rates.
2. Demonstrate 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 existing site following the corresponding rainfall event.
3. Demonstrate the measures employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving waters.
4. Include details of how the scheme shall be maintained and managed after completion. This shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.
5. A timetable for its implementation
6. A written summary of the scheme, including supporting calculations and how the swale shall be operated

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (September 2013 29169/004 Rev C/ peter brett associates) and the following mitigation measures detailed within the FRA:

1. Thresholds levels and surrounding finished ground levels will be set at least 0.4m above the existing ground levels for the cinema development partially within Flood Zone 2.
2. All other proposed building thresholds should be set at least 300mm above surrounding road levels in Elletra Avenue and Silverthorne Way; and at least 300mm above the proposed swale crest levels
3. All proposed road, parking and pedestrian area finished levels shall be no lower than the surrounding road levels in Elletra Avenue and Silverthorne Way; and no lower than the proposed swale crest levels. 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.

Advice to the Local Planning Authority / Applicant

If surface water runoff is going to be managed by attenuation to a watercourse or sewer system the following 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 existing runoff rates from the site, for a range of storms including the 1 in 2, 1 in 30 and 1 in 100 20% events. If it is not possible to provide a variable discharge rate, the site will need to discharge to a single greenfield QBAR rate.
- 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 existing state.

The principles laid out in the Flood Risk Assessment dated September 2013 by Peter Brett Associates however the detailed design of the surface water drainage scheme is required before it can be approved.

The applicant is advised that any works in, under, over or within 8 metres of the top of the River Wallington, designated as a main river, will require the prior written permission of the Environment Agency in the form of a Flood Defence Consent.

If you have any queries regarding to 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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