

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

Our ref: HA/2014/115791/01-L01
Your ref: APP/14/00547
Date: 04 July 2014

Dear Sir/Madam

**OUTLINE PLANNING PERMISSION FOR 125 RESIDENTIAL UNITS AND A
WATER RETENTION AREA ALL MATTERS RESERVED EXCEPT ACCESS AND
LEVEL**

LAND WEST OF HORNDEAN ROAD AND SOUTH OF SOUTHLEIGH ROAD

Thank you for consulting the Environment Agency on the above outline planning application which we received on 16 June 2014.

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 condition(s) be attached to any planning permission granted in order to make the development acceptable.

Condition 1

No development shall take place until a detailed design for the proposed relocated route of the watercourse crossing the development has been submitted to and approved in writing by the local planning authority.

The design will need to:

1. Demonstrate that the capacity of the watercourse will not be reduced as a result of the development. Design information to include location plans, calculations and cross sections.
2. Provide detail of any structures including control structures and new headwalls.

Reason

To ensure that flood risk does not increase as a result of the proposed relocation of the watercourse. This condition is in line with paragraphs 100 and 103 of the National Planning Policy Framework

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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Condition 2

No development shall take place until a detailed design for the proposed wetland area has been submitted to and approved in writing by the local planning authority. The design will need to:

1. Demonstrate that the wetland area provides sufficient compensatory storage for the proposed land raising elsewhere on site. Design information to include location plans, calculations and cross sections. If the wetland is able to provide additional storage the standard of protection associated with this must be quantified.
2. Provide detail of any structures including control structures and new headwalls.

Reason

To ensure that flood risk does not increase as a result of the proposed land raising on site. This condition is in line with paragraphs 100 and 103 of the National Planning Policy Framework

Condition 3

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 (with an allowance for climate change) will not exceed the run-off from the existing site following the corresponding rainfall events.

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 an allowance for climate change 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

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. This condition is in line with paragraphs 100 and 103 of the National Planning Policy Framework

Condition 4

No development shall take place until a scheme for the provision and management

of a minimum 8 metre wide buffer zone alongside the newly realigned watercourse, newly created wetlands and existing pond shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, roads, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- *plans showing the extent and layout of the buffer zones*
- *details of any proposed planting scheme, which should consist of only native species.*
- *details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan*
- *details of any proposed footpaths, fencing, lighting etc.*

Reasons

Development that encroaches on watercourses, wetlands and ponds has the potential to have a severe impact on their ecological value. Land alongside watercourses, wetlands and ponds is particularly valuable for wildlife and it is essential this is protected.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible and Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Such networks may also help wildlife adapt to climate change and will help maintain or restore watercourses to a more natural state.

Condition 5

No development shall take place until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- *detail extent and type of new planting (NB planting to be of native species)*
- *details of maintenance regimes*
- *details of treatment of site boundaries and/or buffers around water bodies*
- *details of management responsibilities*

Reasons

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible

Condition 6

No development shall take place until the proposed realigned watercourse and newly created wetlands are constructed in accordance with a scheme and method statement to be submitted to and approved in writing by the local planning authority.

The scheme shall include the following:

- The timing of the works
- Cross sections of the proposed realigned watercourse and proposed wetlands
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)
- The ecological enhancements as mitigation for the loss of habitat resulting from the development
- A map or plan showing habitat areas to be specifically protected (identified in the ecological report) during the works.
- Any necessary mitigation for protected species
- Construction methods
- Any necessary pollution protection methods
- Details of the exact realignment of the watercourse and details of any bed material that may be imported to site. We would expect to see a two stage channel with wetland berms creating sinuosity and providing some natural variability rather than a linear, uniform channel.

The works shall be carried out in accordance with the approved method statement.

Reasons

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy.

The National Planning Policy Framework (NPPF) paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Advice to Local Planning Authority

Flood Risk

The applicant proposes to create a wetland area that can hold between 18,000 and 20,000 cubic metres of storage to assist in the flood protection of the existing built up area downstream of the development site. However, 12,000 cubic metres of compensatory storage is required due to the proposed land raising on site. Therefore, the proposed wetland area will only provide 6,000 to 8,000 cubic metres of additional storage to assist in the flood protection of the existing built up area downstream of the development site. No standard of protection associated with this additional storage has been provided. The Local Planning Authority (LPA) will need to consider this information in accordance with their Emsworth Flood Risk Strategy.

The applicant is proposing to raise land in the flood plain. This is a mitigation measure to bring properties above predicted flood levels for the development site. The LPA should be aware it is unlikely that the Environment Agency Flood Map will be updated unless modelling work is carried out. As such, the proposed development will remain in Flood Zone 3.

It may therefore be the case that obtaining insurance against the risk of flooding in the future may be limited – until such a time that re-modelling of the area is carried out.

Advice to the Applicant / Local Planning Authority (LPA)

Flood Risk

Limited information has been provided about the proposed diversion of the existing watercourse. Please be aware that the Environment Agency is generally opposed to the culverting of watercourses because of the adverse ecological, flood risk, human safety and aesthetic impacts. We will only approve a culvert if there is no reasonably practicable alternative, or if we think the detrimental effects would be so minor that a more costly alternative would not be justified. Where a culvert is deemed to be acceptable the design should follow the principles set out in the Environment Agency's technical guidance.

The Environment Agency welcomes the intention to provide a wetland area within the proposed development.

Further information regarding the capacity and detailed design of the wetland is required. It appears that the wetland will need to provide compensatory storage for the proposed land raising on site. Detailed calculations for the amount of compensatory storage must be provided. Local Planning Policy requires developments to demonstrate an improvement with respect to flood risk. It appears that the wetland has the capacity to provide extra storage. This extra storage and its associated standard of protection needs to be clearly quantified, with supporting information.

The wetland connects to both the main river system and the proposed surface water drainage strategy for the site. Detailed information is required for all structures and mechanisms to control flow both within and outside of the development site must be provided so that it can be fully understood how the wetland will function.

The surface water drainage strategy for the site needs to be produced in accordance with the SuDs Manual (circa C697), with particular references to the SuDs treatment train. Developed runoff rates must be no higher than the existing greenfield run-off rates for the site. If it is not possible to discharge at a variable rate equivalent to the 1 in 2, 1 in 30 and 1 in 100 climate change storms, it is acceptable to discharge to a single rate equivalent to the Greenfield QBAR. Detailed designs, plans and calculations are required for all sections of the surface water drainage scheme including the overland detention basins.

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the West Broo designated a 'main river'. Please be aware that the Environment Agency has up to two months to

determine applications for consent made under Section 109 of the Water Resources Act 1991 and you are therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application. This consent is required in addition to planning permission and will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

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

Yours faithfully

Miss Verity Giles
Planning Advisor

Direct dial 01794834590

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