

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

Our ref: HA/2014/115599/03-L01
Your ref: APP/14/00360
Date: 07 July 2014

Dear Sir/Madam

**FURTHER INFORMATION - FRA - OUTLINE APPLICATION FOR THE
CONSTRUCTION OF 53 DWELLINGS WITH NEW VEHICULAR ACCESS FROM
COLDHARBOUR FARM WAY WITH ALL OTHER MATTERS RESERVED**

LAND WEST OF COLDHARBOUR FARM, EMSWORTH

Thank you for consulting the Environment Agency on the above application, which was received on 24 June 2014.

Environment Agency Position

Following the submission of further information, we now consider that outline planning permission could be granted if the following planning conditions are 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 infiltration basin has been submitted to and approved in writing by the local planning authority.

The design will need to:

- 1. Demonstrate that the infiltration basin provides sufficient compensatory storage for the proposed land raising elsewhere on site. Design information to include location plans, calculations and cross sections.**
- 2. Demonstrate that the infiltration basin will be designed to a 1 in 100 year rainfall event plus an allowance for climate change Design information to include location plans, calculations and cross sections.**
- 3. Provide detail of any structures including control structures.**

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

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

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 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.

Advice to Local Planning Authority / Applicant

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 Local Planning Authority (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.

The proposed land raising will cause the displacement of flood water. The Flood Risk Assessment (FRA) produced by Bellamy Roberts in June 2014 (reference ITR/4391/FRA.1) states that this displacement will be accounted for in the design of the infiltration basin. It is also proposed that the infiltration basin will be designed to a 1 in 100 year rainfall event plus an allowance for climate change. Detailed design information and supporting calculations are required in order to demonstrate that the

capacity of the infiltration basin is sufficient for both of these purposes. The Environment Agency welcomes the intention to reduce run off rates from the infiltration basin. It is not clear what will happen to the spoil created by the proposed land raising and infiltration basin. If the spoil is left on site it may cause further displacement of flood water.

The Environment Agency supports any reduction in run-off rates relative to the existing, greenfield situation. The LPA will need to be able to quantify the proposed betterment to determine if it is in accordance with local planning policy and the Emsworth Flood Risk Strategy. Detailed layouts, calculations and designed of structures are required to demonstrate how surface water will be safely managed. Please be aware that in any detailed surface water drainage strategy we would expect to see at least 2 stages of water treatment, in accordance with the CIREA SuDS Manual C697.

The Environment Agency welcomes the culverting principles set out in Section 2.8 of the FRA with respect to culverts and would recommend that culverting is avoided where possible. No building should occur above or adjacent to culverts and any culverting will require permission from Hampshire County Council.

If site access is to be across a ford, an assessment of the associated water hazard during extreme flood events is required. The proposed location of outfalls from the surface water system should help manage this risk. However, if it is not safe to cross the ford during extreme flood events the LPA's emergency planners may wish to consider if appropriate emergency and evacuation plans are in place.

Flood Defence Consent

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 Brook 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 regarding 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

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