

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

Our ref: HA/2013/114609/01-L01
Your ref: APP/13/00745
Date: 02 September 2013

Dear Sir/Madam

**DISCHARGE OF CONDITIONS NO. 6 OF PLANNING PERMISSION
APP/12/00467**

**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 13 August 2013.

Environment Agency Position

The Environment Agency is not in a position to recommend the Discharge of Condition 6 of Planning Permission APP/12/00476 at this stage.

Reason: The submitted documentation does not provide enough information to show that the development site will be suitably drained and that flood risk to the development site and its surroundings will not be increased.

Advice to the Local Planning Authority / Applicant

As part of the surface water drainage scheme for the site we would expect to see:

- A written summary of the drainage plan summarising the drainage strategy.
- An assessment of how the site is currently drained, its existing runoff rates and the proposed runoff rates.
- That 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.
- Details of how the scheme shall be maintained and managed after completion.

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

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If permeable paving is to be used on the site we would expect to see calculations for the storage area demonstrating that the 1 in 30 year storm can be stored underground.

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 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. 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 Greenfield state.

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. This includes the new headwall structure that has been proposed.

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

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