

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

Our ref: HA/2013/114601/01-L02
Your ref: APP/13/00752
Date: 18 September 2013

Dear Sir/Madam

RESERVED MATTERS APPLICATION FOR ERECTION OF 100 DWELLINGS WITH 65 OPEN MARKET UNITS AND 35 AFFORDABLE UNITS WITH ASSOCIATED PARKING, LANDSCAPE AND PUBLIC OPEN SPACE, RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.

MANOR FARM AND COPSEYS NURSERY, HALLETT ROAD, HAVANT

Thank you for consulting the Environment Agency on the above application.

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the Reserved Matters application as submitted.

The management of surface water runoff from the site is of critical importance due to the history of flooding downstream of the development. Condition 28 of the Outline planning permission for Copseys Nursery requires full details of the surface water drainage scheme to be submitted prior to the commencement of development.

We have separately seen an application for the discharge of the condition relating to surface water for the associated Manor Farm site, which includes a drainage strategy that appears to cover the Copseys Nursery site. However there are a number of issues with this scheme that need to be addressed before this condition should be discharged.

For reference, these issues with the surface water drainage scheme include:

- No management and maintenance details apart from a generic maintenance schedule in the Flood Risk Assessment (FRA)
- No timetable for the implementation of the drainage scheme
- No confirmation that the layout is final
- No final levels, sizing and locations of the soakaways, permeable paving and

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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- attenuation ponds, as well as the interconnecting pipework
- No confirmation/calculations showing the final impermeable area and the amount of runoff generated by the site (they did preliminary calculations in the FRA using an assumed impermeable area)
 - No details of how the overflow structures (from the soakaways to balancing ponds) will work, other than a sketch
 - No details of the control structures (other than a plan of the chambers they sit in)
 - No details showing that the pipe network will not flood (they've submitted microdrainage calculations in the FRA showing the pond structures but haven't done a microdrainage scheme/calcs for the entire network that's connected to the ponds and soakaways, which they need to show that they've properly designed)
 - No details showing that the pond lining will stay in place given the high groundwater levels (it may need pinning or similar to prevent uplift and they should do some calcs on this)
 - No consideration of how exceedance flows will be safely contained within the site

We recommend that arrangements for the adoption of the drainage network are included within a Section 106 agreement for the site.

If you have any questions regarding 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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