

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

Our ref: HA/2013/114083/01-L01
Your ref: APP/12/00491
Date: 24 April 2013

Dear Sir/Madam

DISCHARGE OF CONDITIONS 5 AND 6 FOR HYBRID APPLICATION: FULL PLANNING PERMISSION FOR PHASE 1 COMPRISING UP TO 1243 SQM (GROSS INTERNAL) OF CLASS B1C (LIGHT INDUSTRY) AND/OR CLASS B2 (GENERAL INDUSTRIAL) AND/OR CLASS B8 USE (STORAGE AND DISTRIBUTION), TO INCLUDE ANCILLARY TRADE COUNTERS AND B1A USE (OFFICES), WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING.

4-10 SOLENT ROAD, HAVANT, HAMPSHIRE, PO9 1JH

Thank you for consulting the Environment Agency on the above Discharge of Conditions application.

Environment Agency Position

Having reviewed the information as submitted, we are unable to recommend the discharge of Conditions 5 and 6 of Planning Permission APP/12/00491 at this stage.

Advice to Local Planning Authority / Application

The information submitted 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.

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. As the site is currently developed surface water runoff rates and volumes should be maintained at existing rates, although an applicant should seek to reduce rates and volumes of runoff wherever possible.
- That the drainage system is designed to ensure runoff from a 1 in 30 year storm event can be contained within the system. Surface flooding for storm

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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events greater than this might be acceptable providing it does not flood buildings, prevent access or increase risk to off-site areas. There should be no flooding of buildings resulting from the drainage system for storms up to and including the 1 in 100 year 30% event.

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, Environment Agency

Direct dial 01794834590

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