

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

Our ref: HA/2012/113245/01-L01
Your ref: APP/12/00760
Date: 11 September 2012

Dear Sir/Madam

DEMOLITION OF LATER ADDITIONS TO SIDE AND REAR ELEVATIONS OF LISTED CONVENT, COMPLETE REMOVAL OF ALREADY PARTIALLY DEMOLISHED LINK BETWEEN CHURCH AND CONVENT, CONVERSION AND REFURBISHMENT OF FORMER CONVENT BUILDING TO 17NO. APARTMENTS, ERECTION OF 65NO. DWELLINGS, FENCING AND LANDSCAPING, PUBLIC OPEN SPACES AND ALTERATIONS TO EXISTING ACCESSES TO LONDON ROAD AND HULBERT ROAD.

FORMER ST MICHAELS CONVENT, 354 LONDON ROAD, WATERLOOVILLE, PO7 7RZ

Thank you for consulting the Environment Agency on the above application which was received on 22 August 2012.

Environment Agency Position

The Environment Agency requests that the following condition be attached to any planning permission granted, and that details in relation to this condition (and on which the Environment Agency would wish to comment) be submitted to and approved by the Local Planning Authority:

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 30% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

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

Advice to Local Planning Authority / Applicant

The Flood Risk Assessment (FRA) produced by Andrew Malcolm Associates Ltd, dated February 2012, provides a drainage strategy for the site based upon an attenuated discharge to the Hermitage Stream. The proposed discharge rate is equivalent to the existing Qbar rate for the site of 29.9l/sec. A storage volume of 846cu.m has been calculated to cater for the 1 in 100 year 30% critical storm.

The proposed drainage strategy, runoff rate and storage volume are acceptable. The FRA outlines how aquacell storage and a swale will be utilised to provide the required storage volume and further details of these features will be required to confirm that adequate onsite storage will be provided.

The applicant is advised that the Hermitage Stream is designated as a main river and any works in, under, over or within 8 metres of the top of the bank will require the prior written permission of the Environment Agency. If any works, e.g. new outfalls/headwalls, are proposed within this 8 metre byelaw width the applicant should contact Rob Waite (01962 764897) at the Environment Agency to discuss consenting requirements. The requirement for Flood Defence Consent is separate from and in addition to any planning requirements.

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 01962 764860

Direct e-mail verity.giles@environment-agency.gov.uk

cc Turley Associates