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

Our ref: HA/2012/112867/01-L01

Your ref: APP/12/00338

Date: 23 May 2012

Dear Sir/Madam

HYBRID PLANNING APPLICATION COMPRISING A PART OUTLINE APPLICATION RELATING TO EMPLOYMENT USES AND A HOTEL WITH CONFERENCE FACILITIES AND A PART DETAILED APPLICATION FOR A NEW LINK ROAD WITH BUS GATE TO WOOLSTON ROAD; TOGETHER WITH LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORK.

DUNSBURY HILL FARM, PARK LANE, COWPLAIN, WATERLOOVILLE

Thank you for consulting the Environment Agency on the above application which was received on 19 April 2012.

Environment Agency Position

We can confirm that the Environment Agency has no objection to the proposed development as submitted, however, we request that the following planning conditions be attached to any planning permission granted.

Planning Conditions

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

Condition 1

Before each phase (phases 1, 2 and the access road) of development approved by this planning permission occurs, no development shall take place until such time as a scheme to address the following requirements has been submitted to, and approved in writing by, the local planning authority.

Environment Agency
Colvedene Court (Wessex Business Park) Wessex Way, Colden Common, Winchester, SO21 1WP.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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channel alignment, marginal zones, bed material and any proposed features such as pools and riffles.

2. Proposed cross sections and a long section.
3. Details of flow alterations.
4. Details of proposed planting scheme.
5. Implementation details for the construction methodology
6. Details of future maintenance regimes.

Reason

To ensure that the proposed river restoration is developed in a way that contributes to the nature conservation value of the site and contributes to the outcomes of the WFD.

This condition is supported by the NPPF, paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

This condition is also supported by The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to conservation of biodiversity and Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors.

The condition is supported by Policy CS11 and CS13 in Havant Borough's Core Strategy.

Condition 4

No development shall take place until a scheme for the provision and management of a sufficient buffer zone alongside the Hermitage stream and Park Lane stream shall be submitted to and agreed in writing by the local planning authority.

The development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

1. Plans showing the extent and layout of the buffer zone.
2. Details of any proposed planting scheme.
3. Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.

Reason

To protect the ecological value of the Hermitage Stream, especially where there is the opportunity to restore the heavily modified channel to a natural state.

We feel that a minimum 20 meter buffer would be justified for green field development to ensure that encroaching development does not have an adverse impact on the ecological and amenity values of the watercourse.

This condition is supported by the NPPF paragraph 109 which recognises that the

water runoff from the development can be restricted to the greenfield Qbar rate, which is accepted in principle by the Environment Agency. At the detailed design stage for each phase of the development a final drainage strategy must be agreed and demonstrate that runoff rates will not be increased above the greenfield Qbar rate.

Sufficient long term storage must be provided to cater for the increased volumes of surface water resulting from the development. The system should be designed to contain runoff from storms up to the 1 in 30 year event within the system. Runoff from storms up to and including the 1 in 100 year 30% event should be stored safely on site without buildings being flooded or access ways adversely affected.

Although it is accepted that the attenuation of surface water runoff to watercourses is likely to be necessary, there may be areas of the site suitable for infiltration methods and this should be further investigated. The Environment Agency would wish to see a number of linked Sustainable Drainage Systems (SUDS) features (a management train approach, as described in CIRIA C697, The SUDS Manual) to provide water quality treatment of the surface water before it is discharged to a watercourse.

We support measures to maximise the proposed SUDS scheme for the benefit of biodiversity, as reference in the ecology chapter of the Environmental Statement. The scheme should be designed in such a way, as to ensure connectivity throughout the site and into the adjoining landscape.

It is noted that the outline drainage strategy includes storage ponds discharging to the Park Lane Stream. This watercourse is culverted below the former Warren Dam and there may be issues regarding its capacity. If it is necessary to discharge surface water to the Park Lane Stream detailed calculations must be provided demonstrating that there will be no increase in runoff rates/volumes and therefore no increase in flood risk to downstream areas where the stream enters the culvert.

The information provided in relation to the proposed river restoration scheme and the bridge crossing are considered sufficient, at the outline planning stage, to demonstrate that these proposals will not increase flood risk. At the detailed design stage calculations will need to be provided to confirm the impact upon river flows, levels and the associated flood risk.

We would seek assurance that the proposed link road will not prejudice the restoration of the stream.

The Design and Access Statement makes reference to decanalisation of 100m of the modified stream. This does not appear to be full restoration of the modified channel, we would expect the channel to be restored from south of the A3 to the downstream point, where the channel meets the existing natural stream.

The Design and Access Statement makes reference to bank removal. We would expect the default position to be, that all concrete is removed from the channel, as far as possible. We would wish to be fully engaged on the channel restoration to ensure that the proposal delivers a scheme with high ecological and amenity value.

Incorporating a suitable natural buffer allows the watercourse to undergo natural processes of erosion and depositing, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat, this should be a key consideration for the channel restoration. A sufficient buffer will allow for the re-grading of banks to a lower and safer

Yours faithfully

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Planning Liaison Officer

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