

**P/12/0974/FP**

**LOCKS HEATH**

TAYLOR WIMPEY

AGENT: TAYLOR WIMPEY

RESIDENTIAL DEVELOPMENT COMPRISING ERECTION OF 49 DWELLINGS WITH  
NEW ACCESS, ASSOCIATED CAR PARKING AND OPEN SPACE

LAND AT PETERS ROAD LOCKS HEATH

***Report By***

Lee Smith - Ext. 4427

***Introduction***

Planning permission was granted for this development on 5th April 2013 subject to a number of planning conditions. The developer has subsequently submitted a wide range of details to this Council to discharge these conditions.

Following submission of these details and consultation with the Environment Agency, issues have been raised in respect of surface water drainage. The issues raised and the design solutions required will have some impact upon the approved layout which has led to this matter being reported now to the Planning Committee.

***Planning Considerations - Key Issues***

Work is currently progressing on site in respect of this residential development.

As stated above, the planning permission was granted subject to a number of conditions.

Planning condition 30 of the planning permission states that:

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and demonstrating how it has been designed for the benefit of biodiversity and including an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the development is completed and thereafter managed and maintained in accordance with the approved details. Those details shall include:

1. information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
2. a timetable for its implementation; and
3. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable urban drainage scheme throughout its lifetime.

The applicants have engaged in negotiations with the Environment Agency about surface drainage proposals in order to submit a scheme that meets their objectives of minimising flooding. The resultant scheme identifies the need for a balancing pond in order to meet their requirements and to prevent the possibility of flooding downstream in extreme storm conditions. The scale of the balancing pond is based upon calculations involving a 1 in 100 year storm event.

It has always been the intention that the site would drain to the existing ditch along the southern boundary of the site and this remains the case.

The planning permission granted anticipated that a 'holding tank' could be provided underneath the approved open space area to control the rate of water discharging to the ditch.

Officers have subsequently been advised that a holding tank is not feasible in order to meet the Environment Agency's requirements. This is due to the relative levels of the development in relation to the outflow from the ditch, and that the outflow from the ditch is limited and cannot accommodate the flows calculated for the extreme conditions. A balancing pond is therefore required.

The creation of the balancing pond will impact upon the size and availability of some of the public open space currently secured through the planning permission. A legal agreement entered into as part of the planning permission, restricts the use of the land to that of public open space only.

The plans now submitted show the balancing pond extending between the stream and the boundary of the approved block of flats and onto land to the west of the block of flats. Officers will display plans at the meeting highlighting the areas of public open space affected.

The northern part of the proposed balancing pond is intended to allow for a 1 in 100 year storm event and so will very rarely be 'under water' although contours must be achieved to make allowance for this.

Officers have calculated that the development as approved requires approximately 730 square metres of open space to be provided on site. The area of open space approved, and excluding the area immediately in front of and to the south of the block of flats, amounts to around 950 square metres. The amount of open space secured through the planning permission exceeds the minimum amount this Council would normally seek based on the number and size of houses proposed. Members are also reminded that additional open space will be provided on the wider Peters Road allocated housing site.

At the time of preparing this report it appears likely that at least a portion of the open space as approved will need to be used for the balancing pond which will necessitate a variation to the legal agreement. Officers are also seeking clarification from the Environment Agency as to what they may be prepared to accept in terms of surface water arrangements to minimise any impact upon on site open space provision. Officers will provide an update on these issues at the meeting.

#### RECOMMEND:

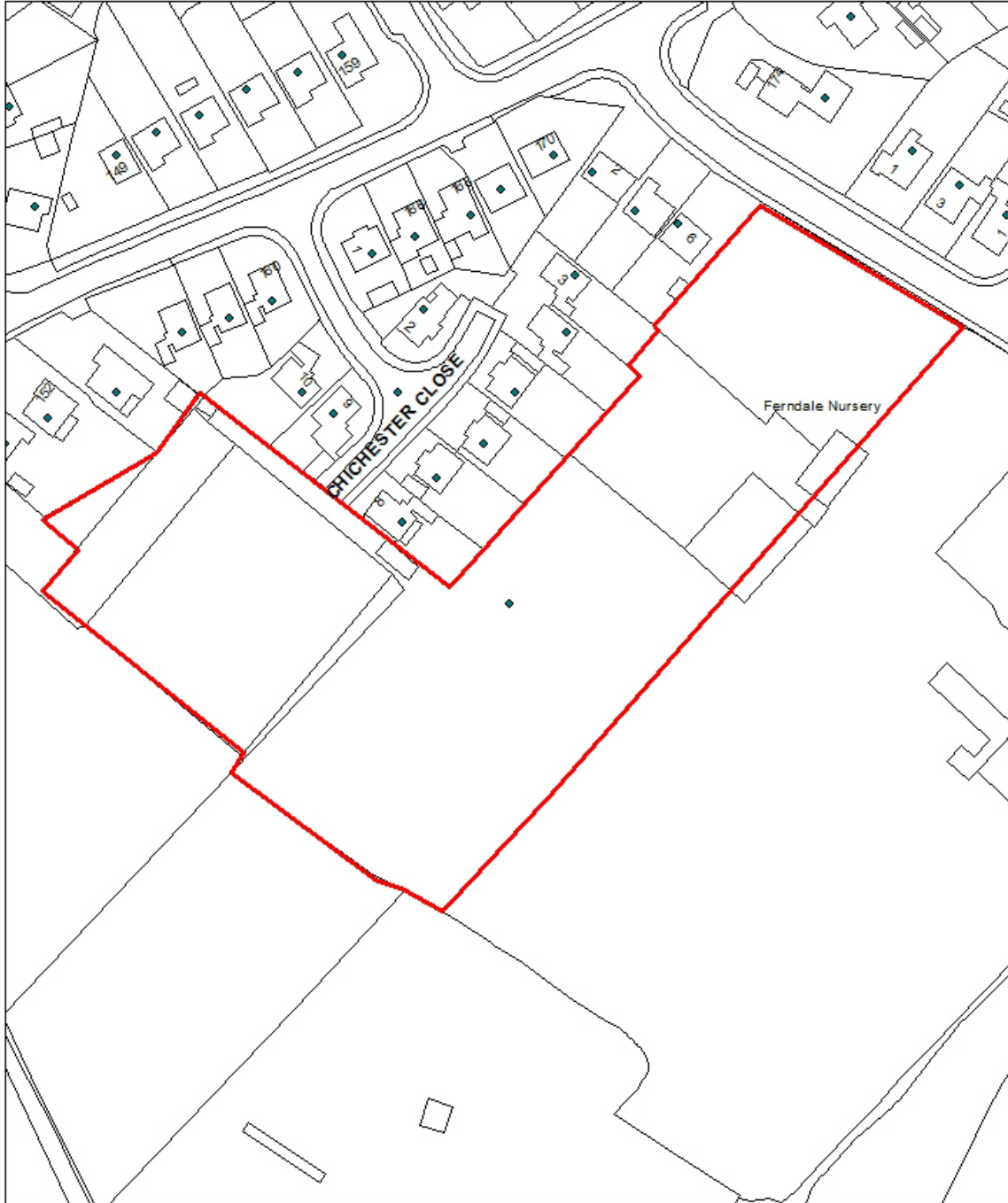
Officers to provide an update at the meeting.

#### ***Background Papers***

File: P/07/1515/OA, P/11/0125/FP, P/11/0195/FP and P/12/0974/FP

# FAREHAM

## BOROUGH COUNCIL



LAND AT PETERS ROAD  
SCALE: 1:1,250

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