

## ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE  
DATE 9<sup>th</sup> June 2022

### Mengham Park, Rails Lane, Hayling Island – APP/22/00296

#### 5 Statutory and Non Statutory Consultations

##### **Arboricultural Officer HBC**

Having read the submitted report I'm now happy that the impact of the proposals on retained trees is acceptable. Provided the scheme is implemented as described below and in the submitted report I can see no reason to object to the proposals.

##### **Southern Water**

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul rising main and surface water sewer within the development site.

Please note:

- The 225 mm surface water sewer and foul rising main requires a clearance of 3 metres on either side of the surface water and rising main to protect it from construction works and to allow for future access for maintenance.
- No development, excavation or new tree planting should be carried out within 3 metres of the external edge of the public surface water and rising main without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses, or any other surface water retaining or conveying features should be located within 5 metres of public surface water sewer and rising mains.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration

- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here: [gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

### **Environment Agency**

We have reviewed the information as submitted and set out our position below.

#### Environment Agency Position

We have no objection to the proposed development as submitted.

## **7 Planning Considerations**

### (iii) Impact upon residential amenity / users of the park

- 7.10 Plans have now been received showing the construction parking and material storage area and a compliance condition is recommended to secure this.

### (iv) Flood risk/drainage

#### Flood risk

- 7.12 The Environment Agency have now confirmed that they have no objection in terms of flood risk as set out above.

#### Drainage

- 7.15 Southern Water have provided a consultation response as set out above. The applicant will need to address issues in relation to sewer protection requirements with Southern Water and an informative will be added to any approval to confirm this requirement.

### (vi) Impact on trees

- 7.17 The Council's Arboriculturalist has raised no objections to the proposed works.

## **8 Conclusion**

- 8.4 Flood risk issues have now been suitably addressed.

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00296 subject to:

The Following conditions:

**Officer Comment:** (Amendments to conditions shown in bold)

1. The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and

Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. 2022-01-HBC Rev 03

Site Plan Drawing No. 2022-01-HBC Rev 03

Pre-Development Arboricultural Survey and Arboricultural Assessment of Impact Report No. MB2120117-01 February 2022

**Flood Risk Assessment May 2022 V1.1**

**Access and Compound Location Plan Drawing No. 2022-01-HBC Rev 03**

**Reason:** - To ensure provision of a satisfactory development.

- 3 **The development shall take place in accordance with the Access and Compound Location Plan unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.**

- 4 All tree works and works within Root Protection Areas shall be carried out in accordance with BS3998:2010 Tree Work recommendations and supervised by a suitably qualified and experienced Arboriculturalist.

**Reason:** To ensure that the trees are suitably protected in accordance with policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.