

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

Our ref: HA/2024/125876/01-L01
Your ref: APP/24/00312
Date: 17 October 2024

Dear Planning

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RESPECT OF CONDITIONS 2 AND 3 OF THE HYBRID PERMISSION PLANNING REFERENCE APP/20/00990 DATED 15TH OCTOBER 2021 FOR PROPOSED CHANGES TO THE SIZE AND ALIGNMENT OF THE MAIN RESERVOIR EMBANKMENT.

HAVANT THICKET, ADJACENT TO SIR GEORGE STAUNTON COUNTRY PARK, MIDDLE PARK WAY, HAVANT.

Thank you for consulting the Environment Agency on the above Section 73 application in relation to the changes to the size and alignment of the main reservoir embankment.

Environment Agency Position

To make the proposal acceptable and ensure that it meets the requirements of the National Planning Policy Framework, all conditions that were requested by the Environment Agency on the original outline planning permission should be applied to this application. We would also request that the following amendment (please see below in bold) is made to condition 32.

No phase of the development approved under Condition 4 shall commence until a detailed scheme, to ensure the development will not increase the risk of flooding, has been submitted to, and approved in writing by, the local planning authority. Specifically, further details should be provided where relevant to that phase including:

- A detailed drainage management plan that adequately details the management of the drainage associated with the phase.
- Detailed information surrounding a number of permanent structural elements including the proposed dimensions and height of the embankment, associated spillway, control house and wetland retaining structure (including the proposed piped controls). **Confirmation should be provided through detailed modelling that flood risk will not be increased as a result of any design changes.**
- Detailed information including the long-term maintenance scheduled for the proposed development.
- Detailed information on the proposed location and design of the visitor centre, including proposed finished floor levels.
- Should the proposed access routes to and from the visitor centre be situated within proximity to main river or within the flood zone then further details should be provided on the associated impacts on flood risk and the proposed mitigation measures. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and its future users. This is in line with paragraph 163 of the National Planning Policy Framework.

We ask to be consulted on the details submitted for approval to your authority to discharge this condition and on any subsequent amendments/alterations.

Yours faithfully

Mrs Laura Lax
Senior Planning Advisor

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