

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

Our ref: HA/2021/123441/06-L01
Your ref: APP/21/00601
Date: 30 November 2023

Dear Planning Team,

ADDITIONAL INFORMATION - PORTSMOUTH WATER HEADQUARTERS BUILDING (USE CLASS E(G)(I) USE) AND NEW EMPLOYMENT PREMISES (USE CLASS B2.B8/E(G)(III) USE); WIDENED ACCESS ONTO SOLENT ROAD; AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND WORKS; INCLUDING THE FELLING OF 7NO. TREES THE SUBJECT OF TPO NO.1801 IN ORDER TO IMPROVE THE ACCESS AND ALLOW FOR THE DEVELOPMENT LAND NORTH OF SOLENT ROAD (ADJACENT TO BOSMERE MEDICAL CENTRE) HAVANT

Thank you for consulting the Environment Agency on the above application.

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

Environment Agency Position

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority. The proposed development will only meet the National Planning Policy Framework (NPPF) policy to not increase flood risk if the following planning condition is included.

Condition

The development hereby permitted must not be commenced until such time as a scheme to ensure protection and maintenance of the newly constructed flood bund and flood storage areas has been submitted to, and approved in writing by, the local planning authority.

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 ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding, and to reduce the risk of flooding to the proposed development and future users.

Advice to LPA

Works within the red line boundary to remove a culvert in the Hermitage Stream to the north of the development, construct a flood bund and flood storage have already been completed, with details included in the application document "Flood Alleviation Completion Report". These works were carried out to reduce of the risk of flooding to the development and therefore it is important that they are maintained for the lifetime of the development.

Advice to LPA/Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience C790 (ciria.org)
British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 0203 0257 250

Direct e-mail planningSSD@environment-agency.gov.uk