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Date 3 July 2023

My reference 048824

Your reference APP/18/01109

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Dear Ms Wells,

Dairy Crest Depot, Dunsbury Way, Havant

Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road (31.3.21). Request to discharge condition 4 (recd 24.11.22). Request to discharge condition 9 (31.1.23).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge condition 9 which reads as follows:

No development shall take place until the following matters have been submitted to and approved in writing by the Local Planning Authority:

- 1. Details of the finished floor levels (FFLs), ensuring that FFLs are raised with an appropriate freeboard allowance above the 1 in 100-year flood event, plus an allowance for climate change to ensure the development is flood resilient;*
- 2. Details showing that exceedance flows from the site can be safely managed as stated in Section 5.7.1 in the FRA Part 1.*

The development shall be carried out in accordance with the above details (1 & 2), and in accordance with the submitted Flood Risk Assessment (FRA) (ref 5003415 'Flood Risk Assessment & Drainage Strategy JLL - Dairy Crest Depot, Havant' 12 April 2018) and the mitigation measures it details.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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.

Director of Hampshire 2050
Gary Westbrook

Reason: To reduce the risk of flooding to the proposed development and future occupants. This condition is required in accordance with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Local Plan (Core Strategy) 2011

To discharge this condition the applicant has submitted the following supporting drawings which the Highway Authority have reviewed and have the following comments to make:

- Drawing 5018335-RDG-XX-ST-DR-C-0501-P02 Proposed Exceedance Flow Layout; and
- Drawing 5018335-RDG-XX-ST-DR-C-1100-P02 Proposed Level Strategy

The Highway Authority noted that there was a level difference between the highway and the proposed site and requested that a plan was submitted showing the proposed levels for the development site to compare with the existing levels.

This plan is still outstanding and in the absence of this being submitted the Highway Authority are unable to provide a formal recommendation to the discharge of condition 9.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook