

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

Our ref: HA/2020/121974/01-L01
Your ref: APP/19/01226
Date: 11 February 2020

Dear Sir or Madam,

**CONSTRUCTION OF 44 DWELLINGS WITH ACCESS, OPEN SPACE,
LANDSCAPING AND ASSOCIATED WORKS.**

LAND WEST OF COLDHARBOUR FARM ROAD, EMSWORTH.

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

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

Conditions

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA)

(CCE/X781/FRA

FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY_JULY_2019-1312450, dated July 2019) and the following mitigation measures it details:

- 1. Finished floor levels must be set at or above the 1 in 100 annual probability flood level plus 105% climate change of 6.9 m AOD, as specified in paragraph 2.10 of the FRA.**
- 2. Compensatory storage shall be provided as described in paragraph 2.3 of the FRA, and proposed in Appendix B Drawing Number X781 - PL - SK – 301 and the calculations in Flood Storage Volume Result (Appendix B, pages 47 & 48 of the FRA).**

3. All access roads must be at or above the 1 in 100 annual probability flood event including a 105% climate change allowance level of 6.9 mAOD.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reasons

- To reduce the risk of flooding to the proposed development and future occupants.
- To ensure there is no increased flood risk to existing properties in the catchment.
- To ensure safe access and egress from and to the residential buildings.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to the Applicant

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit 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 culvert (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; and/or
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

Further details about Flood Risk Activity Permits can be found on the gov.uk website using the following link –

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

To enquire further, please contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information in relation to this application ref: APP/19/01226.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk