

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

Our ref: HA/2020/122153/01-L01
Your ref: APP/20/00251
Date: 16 April 2020

Dear Sir or Madam,

CONSTRUCTION OF 30 NO. ONE AND TWO BEDROOM APARTMENTS IN A PART 2 AND A HALF / PART 4 STOREY EXTENSION FRONTING ONTO PRINCE GEORGE STREET TOGETHER WITH THE PROVISION OF INFILL FLEXIBLE USE (CLASSES A1/A2/A3) TOWN CENTRE COMMERCIAL UNITS TO NORTH STREET FRONTAGE FOLLOWING THE DEMOLITION OF EXISTING 1 AND 2 STOREY RETAIL DEVELOPMENT TO REAR.

NORTH STREET ARCADE, HAVANT.

Thank you for 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 have **no objection** to the proposal as submitted.

Advice to the Applicant and Local Planning Authority

Flood mitigation

Although we have no objections to the proposed development, we recommend that the Applicant considers including measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures.

Further guidance on preparing properties for flooding can be found in the following publication:

<https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

Environmental permit

Planning permission does not remove the requirement for an Environmental Permit.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit (specifically a Flood Risk Activity 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.

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

The Applicant is advised to contact the National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk to enquire about a permit. Please note that the current COVID-19 crisis may cause some delays in responding to enquiries.

Please note that the need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

Groundwater protection

We have reviewed geological map and borehole logs, which indicate that there is likely to be >15m of clay beneath the site. As such it is unlikely that there will be any impact for the underlying Source Protection Zone 1 or associated abstractions. From information provided, the site appears not to be at particularly high risk in relation to contamination.

We would recommend that all precautions are taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the Applicant should refer to our guidance 'PPG 1 – general guide to the prevention of pollution' which can be found on the GOV.UK website using the following link:

<https://www.gov.uk/government/publications/basic-good-environmental-practices-ppg1-prevent-pollution>.

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline **0800 80 70 60** (24-hour service).

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information relating to this application ref: APP/20/00251.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525

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