

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

Our ref: HA/2019/121677/01-L01
Your ref: APP/19/00936
Date: 21 October 2019

Dear Sir/Madam

INCREASE OF EXISTING DRIVEWAY AND RENEWAL OF EXISTING DRIVEWAY SURFACE. (RETROSPECTIVE). 17 BILLETT AVENUE, WATERLOOVILLE, PO7 7SZ

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency position

We have no objection to the retrospective application for the increased driveway area and surface renewal on flood risk grounds as submitted. However, with regard to the soakaway installation and in the absence of an acceptable flood risk assessment (FRA), we would object to that part of the application and recommended that planning permission is refused.

Reason

We consider the proposal for the increased driveway area and surface renewal acceptable in flood risk terms as the activities within the application are unlikely to increase flood risk. There is no change in usage proposed and as a result no change in its vulnerability class. We therefore consider the proposal acceptable. However, the soakaway will require an acceptable FRA and an Environmental Permit if it is within 8m of the main river as seen below.

Soakaway installation

Advice to LPA

The DESIGN_ACCESS_STATEMENT-1209994 submitted with the application states on page 3 that "the proposed soakaway will be located outside of the flood risk area". This statement is incorrect as it does fall in to both Flood Zone 2 and 3 according the

EA models and the submitted map EXISTING_AND_PROPOSED_DRIVEWAY-1209993. Therefore, we recommend permission to install the soakaway is refused until an acceptable FRA is submitted.

Advice to the applicant

Planning permission does not remove the requirement for an Environmental 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
- 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> or contact our National Customer Contact Centre on 03702 422 549. 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 on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

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