

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

Our ref: HA/2019/121182/01-L02
Your ref: APP/16/00921
Date: 17 April 2019

Dear Sir/Madam

REQUEST TO DISCHARGE CONDITION NO. 7 (25.02.19). DEMOLITION OF THE SINGLE STOREY SHOP, TWO-STOREY OFFICE BUILDING AND ASSOCIATED OUTBUILDINGS. ERECTION OF 4NO. HOUSES (3X 3NO. BEDROOMS AND 1X 2NO. BEDROOMS) FRONTING ONTO QUEEN STREET AND ASSOCIATED PARKING AND ERECTION OF 2NO. DETACHED DWELLINGS (4NO. BEDROOMS) FRONTING ONTO TO THE MILL POND WITH ASSOCIATED PARKING AND ACCESS FROM QUEEN STREET. (13.12.18). REQUEST TO DISCHARGE CONDITION NO.S 3,4,6,10 AND 13. (31.01.19). REQUEST TO DISCHARGE CONDITION NO. 7 (25.02.19). DOLPHIN QUAY, QUEEN STREET, EMSWORTH

Thank you for consulting the Environment Agency on the discharge of condition 7 for the above planning permission. Further to our response of 29th March 2019 please find an updated response to provide further clarity on our position.

Environment Agency Position

In our response to the original planning application the Environment Agency did not request the condition in question and therefore we have no comments to make on the details as submitted.

We recommend that you seek advice from the Eastern Solent Coastal Partnership and your own drainage engineers as to whether the condition has been satisfied and can be discharged.

Information to LPA/Applicant

We would reiterate from our response to the original planning application that on the basis that the development is within 16 metres of the Emsworth Channel and 8 metres from the River Ems (a classified main river under the jurisdiction of the Environment

Agency) the scheme would require a Flood Risk Activity Permit (FRAP) in addition to planning permission.

It should be noted that the flood wall should be considered without the presence of a wider flood relief scheme for the area as at this time there is no business case to support that wider scheme. Any application for a FRAP will need to demonstrate that a flood wall will not increase flood risk to the area.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

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