

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

Our ref: HA/2019/121182/01-L01
Your ref: APP/16/00921
Date: 29 March 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 planning permission APP/16/00921 which we received on 05/03/2019.

Environment Agency Position

Please note that the Environment Agency (EA) did not request the condition in question however we do have the following comments to make regarding the proposed flood defence wall.

It is acknowledged that the EA made comments to the original planning application which were based on the assumption that a flood relief scheme, including the site in question, was to be delivered for this particular flood cell. However it has become apparent that there was no business case to support this proposal and therefore the wider scheme has not been delivered.

On this basis, the EA now consider that the proposed flood wall around the development in question (APP/16/00921) will not be effective in isolation, unless it is tied in areas of high ground and provides flood protection to the wider community. We therefore are of the opinion that the proposed wall will offer no further benefits to what presently exists, and we would support its non-inclusion as part of this site specific development.

We would reiterate that on the basis that the proposal is within 16 metres of the Emsworth Channel and 8 metres of the River Ems (a classified main river under the

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Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
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www.gov.uk/environment-agency

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jurisdiction of the Environment Agency) any development would require a Flood Risk Activity Permit (FRAP).

Additionally as previously stated in our response to the planning application there should be no habitable use of the development below 4.8mAOD

We would further advice that your council's own drainage engineers should be re-consulted on this matter if the flood wall will be removed, to ensure they are satisfied with any revised the surface water disposal.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

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