

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

**Our ref:** HA/2018/120240/01-L01  
**Your ref:** APP/18/00109  
**Date:** 29 March 2018

Dear Sir/Madam

**ERECTION OF FOUR DWELLINGS WITH THE ASSOCIATED VEHICULAR AND  
PEDESTRIAN ACCESS AND LANDSCAPING AND REPLACEMENT CULVERT**

**LAND ADJ 15 BILLETT AVENUE, WATERLOOVILLE, PO7 7SZ**

Thank you for consulting the Environment Agency on the above planning application which we received on 14 March 2018.

**Environment Agency Position**

We **object** to the application and recommend refusal of planning permission on this basis for the following reasons:

The proposed development is of close proximity to the culverted watercourse and risk of flooding to and from the development should therefore be assessed.

In paragraph 5.12 of the design and access statement submitted, it is stated that 'each unit and foundations clears the culvert by approx. 5.5m and as such, will not bear any loading impact on the structural integrity of the culvert'. Additional information is required to justify this statement and therefore demonstrate there will be no negative impact on the culverted watercourse.

Although the application site currently lies within Flood Zone 1, there will shortly be an update to the Environment Agency Flood Map, which shows the site to lie within Flood Zone 3. Risk of flooding should therefore be assessed, which should include the assessment of whether flood plain compensation is necessary. The assessment should also provide site specific fluvial flood levels and take the impacts of climate change into account.

**Overcoming our objection**

You can overcome our objection by providing an assessment of flood risk which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of this assessment will not in itself result in

Environment Agency  
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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the removal of an objection.

Information to demonstrate there will be no negative impact on the culverted watercourse is also required. In particular that the foundations of the proposed development will not undermine or bear any loading impact on the structural integrity of the culverted watercourse.

#### Advice to LPA and applicant

The existing culvert is in a poor condition and the applicant has been issued a Flood Risk Activity Permit (EPR/DB3156BP) for the replacement of the culvert. The following condition is included in the permit and must be adhered to before commencing work:

'Measures shall be taken to ensure stability of existing and new culvert. Weight restrictions over and around existing and new culvert must be calculated and submitted to the EA for approval'.

An application for a Flood Risk Activity Permit (EPR/YB3050SP) has been submitted to the Environment Agency for the development of the 4 dwellings and associated work as the site is within 8m of a main river. This permit is still being determined.

#### Advice to LPA

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

*In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.*

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

#### Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

#### Pollution Prevention

All precautions must be 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 'PPG1 – General guide to the prevention of pollution', which is available on our website at [Pollution Prevention Guidance](#)

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

#### Flood Risk Activity Permit

Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under or within 8 metres of a main river or 16m or a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency.

The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506

**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 an environmental permit.**

Further details and guidance are available on the GOV.UK website: [www.gov.uk/guidance/flood-risk-activities-environmental-permits](http://www.gov.uk/guidance/flood-risk-activities-environmental-permits)

Yours faithfully

**Mrs Sophie Brown**  
**Sustainable Places Planning Advisor**

Direct e-mail [planningSSD@environment-agency.gov.uk](mailto:planningSSD@environment-agency.gov.uk)