

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

Our ref: HA/2018/120172/03-L01
Your ref: APP/18/00071
Date: 31 October 2018

Dear Sir/Madam

(ADDITIONAL DOCS)PROPOSED NEW FACTORY AND WOOD CHIP STORE AND ASSOCIATED WORKS FOR B1, B2 AND B8 USE. PLOT 2, HERMITAGE PARK, HARTS FARM WAY, HAVANT, PO9 1FA

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

The Environment Agency requests that the following condition be attached to any planning permission granted, and that the details in relation to these condition be submitted and approved by the Local Planning Authority.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment (23 October 2018) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA.

- The finished floor level of the new factory building shall be set no lower than 4.15mAOD;
- The finished floor level of the wood ship store shall be set no lower than 4.20mAOD;
- The developer shall account for 69.82m³ of flood storage on site.

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

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Reasons

To ensure the safety of the development and factory workers.

The new factory and wood ship store are partly located within fluvial Flood Zone 3 - an area which may have a 1% chance of flooding annually (1 in 100), ignoring the presence and effect of any flood defences. We consider the mitigation measures outlined in the FRA appropriate in order to keep factory workers safe.

Advice to LPA and applicant

It is very unusual to provide flood storage as part of the concrete hardstanding. We recommend that the applicant reconsiders their approach particularly with regards to the location of the proposed flood storage as it might affect the site owners' operability and restrict access on site.

The Environment Agency will support the decision of the LPA on flood risk matters and should the LPA be minded to refuse the application on the grounds that the mitigation proposed is not considered satisfactory the Environment Agency would provide our full support at appeal.

The applicant will have to apply for a flood risk activity permit (FRAP). Please contact the Partnership and Strategic Overview team under psohiow@environment-agency.gov.uk for more information and general advice. There is also advice and guidance available online on the following website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

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