

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

Our ref: HA/2018/120485/02-L01
Your ref: APP/18/00530
Date: 13 August 2018

Dear Sir/Madam

(ADDITIONAL DOCS) CONSTRUCTION OF 21NO. ONE AND TWO BED APARTMENTS IN A 2 STOREY EXTENSION FRONTING ONTO PRINCE GEORGE STREET, TOGETHER WITH THE PROVISION OF INFILL FLEXIBLE USE (CLASSES A1/A2/A3) COMMERCIAL FLOORSACE TO NORTH STREET FRONTAGE, FOLLOWING THE DEMOLITION OF EXISTING 1 AND 2 STOREY RETAIL DEVELOPMENT TO REAR. NORTH STREET ARCADE, 1-3 NORTH STREET ARCADE, HAVANT

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

Reason

The proposed development is unacceptable because it involves building directly over a culverted section of the Lavant Stream (main river) and would be unlikely to receive an Environment Agency Flood Risk Activity permit for the works for the following reasons:

- *It will be likely to adversely affect the structural integrity of the culvert , which should it fail, will increase the risk of flooding to the development itself and surrounding properties in Prince George Street and North Street.*

Overcoming our objection

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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To ensure that the development will not affect the transmission of flows through the culvert the applicant should submit detailed engineering design foundation drawings with associated structural calculations that show that the culvert can remain intact throughout the lifetime of the development.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn.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.

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.

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.

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.

Advice to applicant

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant will need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) as the applicant wants to carry out work over the Lavant Stream main river.

For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please contact your local Environment Agency FRA Permitting Office psohiow@environment-agency.gov.uk

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

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Direct dial 02030 257250

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