

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

Our ref: HA/2018/120485/01-L01
Your ref: APP/18/00530
Date: 02 July 2018

Dear Sir/Madam

**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
FLOORSPACE 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 consulting the Environment Agency on the above planning application. We have reviewed the submitted plans and documents relevant to our remit, and have the following comments to make.

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 over a main river culvert and would be unlikely to receive an Environment Agency permit for the works for the following reasons:

- The plans accompanying the application do not show how the structural integrity of the existing main river culvert will be protected and retained as a result of the works. If the culvert located beneath the development were to be damaged this could cause a restriction in flow and an increase in flood risk to the property itself as well as to off-site areas.

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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The applicant is required to demonstrate that the proposed development will not damage or increase loadings to the main river culvert.

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.

Advice to LPA

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.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

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