

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

Our ref: HA/2018/120121/01-L01
Your ref: APP/13/00317
Date: 14 February 2018

Dear Ms Hebden

RE: DISCHARGE CONDITIONS 7, 16-19, 26 AND 27] CONSTRUCTION OF 6NO. 5 BED DETACHED HOUSES, 1NO. DETACHED RESIDENTIAL BOAT STORE AND ANCILLARY OFFICE BUILDING , 1NO. DETACHED BOAT STORE FOR SAILING CHARITY USE WITH HARDSTANDING, PONTOON RESTRICTED TO 12 BERTHS (6 FOR HOUSE RESIDENTS AND 6 FOR NON RESIDENTS), IMPROVEMENTS TO SLIPWAY, BEACH, REPOSITION CONCRETE SEA DEFENCE TO SIDE OF SLIPWAY, COASTAL FOOTPATH AND THE CREATION OF ONE AREA OF COASTAL MEADOW AND ONE AREA OF CONSERVATION GRASSLAND. (REVISED APPLICATION.) YACHT HAVEN DEVELOPMENT SITE, COPSE LANE, HAYLING ISLAND

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence. Our response relates to the condition relevant to our remit.

Environment Agency Position

Condition 16 (Safe Access Routes, Finished Floor Levels)

We are satisfied that the details submitted are sufficient to recommend the discharge of planning condition 16. Further details are provided below.

The three technical drawings entitled *External Works General Arrangement Drawings 1 (Drg. No. 393579-200P1)*, *External Works General Arrangement Drawing 2 (Drg. No. 393579-201P1)* and *External Works Details (Drg. No. 393579-202P1)* produced by Cowan Consultancy dated July 2017 have been submitted in support of discharge of condition 16. The drawings show the finished access road level at 4.250 m AOD. This meets the requirement of condition 16 which requires an access road for this development to achieve a finished road level of at least 4.250m above Ordnance Datum (AOD) to provide a safe means of access.

Condition 16 also states that Finished Floor Levels (FFL) of the residential units shall be set no lower than 5.10 m AOD. The three technical drawings entitled *External Works Site Sections* (Drg. No. 393579-203), *External Work General Arrangement 1* (Drg. No. 393579-200P2) and *External Work General Arrangement 2* (Drg. No. 393579-201P2) show FFL of 5.10 m AOD. These diagrams submitted are therefore considered to be in accordance with condition 16.

Overall, the submitted information provides a sufficient level of detail to demonstrate that the finished access road level and finished floor levels are suitable to ensure safe access and egress from and to the site and to reduce the risk of flooding to the proposed development and future occupants..

Conditions 7, 17 and 18 (Surface Water Drainage)

Conditions 7, 17 and 18 refer to surface water aspects of the development. In accordance with the Development Management Procedure Order (DMPO) 2015 we are no longer a statutory consultee for these aspects of the development. Hampshire County Council as the Lead Local Flood Authority should be consulted prior to discharge of these conditions.

Yours sincerely

Mr David Griggs
Planning Advisor

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