

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

Our ref: HA/2017/119972/01-L01
Your ref: APP/17/01036
Date: 12 December 2017

Dear Sir/Madam

Erection of 1no 2 bed bungalow to land rear of 60 Fir Copse Road (including relocation of electricity substation)

60 Fir Copse Road, Waterlooville, Hampshire, PO7 5HZ

Thank you for consulting the Environment Agency on the above application which was received on 22 November 2017.

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 or very close to a culverted main river watercourse (North Purbrook Heath Stream) and would be unlikely to receive an Environment Agency permit for the works for the following reasons:

- Although the proposed siting of the residential property is not of concern the repositioned electricity substation is located over or very close to a culverted watercourse. No details have been provided on the construction and therefore an assessment of the potential impact upon the culvert and its structural integrity cannot be made.
- Building over or very close to a culvert can restrict access for essential maintenance purposes. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/or improvement works.

Activities and works undertaken within 8 metres of a 'main river' watercourse may require the permission of the Environment Agency in the form of a Flood Risk Activity

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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permit, under the Environmental Permitting Regulations. In its current form the proposed works would not be granted a permit due to an unacceptable risk to the culvert.

Overcoming our objection

The Environment Agency recommends that the exact position of the culvert is determined and if the existing substation is to be re-positioned then a suitable distance is maintained from the culvert. Furthermore, details of the construction and foundations should be provided together with confirmation that they will have no adverse impact upon the structural integrity of the culvert.

Informative

This development will require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the North Purbrook Heath stream, designated a 'main river'. This was formerly called a Flood Defence Consent. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Advice to Local Planning Authority/Applicant

If the applicant would like any further detailed advice in connection with overcoming this objection, we can offer our planning advice service.

As part of this cost recovered service, we provide a dedicated project manager to coordinate bespoke advice from the relevant technical experts at the Environment Agency, e.g. on reports, plans or other evidence in support of the application.

This will provide greater confidence in our position on the development, and create space for dialogue, prior to continuing the more formal nature of the planning application process.

If you would like more information on the service, including a cost estimate, please contact us at planningssd@environment-agency.gov.uk

Should you have any further queries please do not hesitate to contact me on the number below.

Yours faithfully

Mrs Laura Lax
Senior Planning Advisor

Direct dial 0208 4745902

Direct e-mail laura.lax@environment-agency.gov.uk