

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

Our ref: HA/2017/119582/02-L01
Your ref: APP/17/00656
Date: 06 November 2017

Dear Sir/Madam

REVISED FLOOD RISK ASSESSMENT - ERECTION OF A DISCOUNT FOODSTORE WITH ASSOCIATED PARKING AND LANDSCAPING AND NEW VEHICULAR AND PEDESTRIAN ACCESSES TO MANOR ROAD.

LAND SOUTH OF, MANOR ROAD, HAYLING ISLAND

Thank you for consulting the Environment Agency on the above planning application which we received on 17 October 2017.

Following the submission of additional information in relation to flood risk we are satisfied to remove our previous objection (EA Ref HA/2017/119582/01 dated 1 September 2017).

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted; however, we request that the following planning condition(s) be attached to any planning permission granted in order to make the development acceptable. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Planning Condition(s):

Condition 1 – Flood Risk

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (24/03/2017) and the following mitigation measures detailed within the FRA:

1. The finished floor level of the retail unit is to be set no lower than 4.600m AOD as specified within Paragraph 6.1 of the FRA.
2. The car park surface is set no closer than 6.6m away from the Church Road drain watercourse, as specified within drawing 14501-01-DR01 within Appendix VII of the FRA.
3. The additional flood storage basin proposed in Paragraph 7.4 of the FRA is

implemented and maintained.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason 1

1. *To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.*
2. *To reduce the risk of flooding from blockages to the existing culvert.*
3. *To reduce the risk of flooding to the proposed development and future occupants.*

This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Council Core Strategy 2011

Advice to applicant

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant may 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 in, under, over or near a main river and in the flood plain of a main river.

There are a number of elements of work which will require an Environmental Permit, such as the proposed new bridges, upgrading of existing bridges, resurfacing of existing right of way, proposed trees/planting and any other permanent or temporary works in under, over or within 8m of the 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

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

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