

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

Our ref: HA/2022/124420/04-L01
Your ref: APP/22/00669
Date: 05 December 2024

Dear Planning Officer,

NEW DOCUMENTS SUBMITTED - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR THE DEVELOPMENT OF UP TO 140 RESIDENTIAL DWELLINGS (C3 USE), WITH ACCESS FROM MEYRICK ROAD, THE PROVISION OF OPEN SPACE, LANDSCAPING AND OTHER ASSOCIATED WORKS INCLUDING DEMOLITION OF EXISTING BUILDINGS ON SITE LAND AT KINGSCROFT FARM ADJACENT TO RIDGWAY AND, MARPLES WAY, HAVANT

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We have no objection to the proposed development in principle, provided that the following condition/s be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

The conditions below are necessary to ensure that the proposed development can go ahead as submitted without posing an unacceptable flood risk to the proposed development, its future users and to other people and properties in the catchment.

We have reviewed the latest information submitted by the applicant (ref: *POTENTIAL IMPROVEMENTS TO MEYRICK ROAD AND SITE ACCESS ARRANGEMENT*) and maintain that our previous response and conditions still apply as stated below.

Condition 1

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

Implementation of Flood Risk Assessment (FRA)

The development permitted by this planning permission shall be carried out in accordance with the updated Flood Risk Assessment (FRA) (*FLOOD_RISK_ASSESSMENT-1880011* dated January 2024) and supporting documentation. In particular, the following mitigation measures detailed within the documents shall be incorporated into the development:

- No development shall take place within the 1 in 100 year (1% AEP) 45% Climate Change fluvial flood event outline (Sections 4.3 to 4.7) as per the model developed by Atkins in 2008 and updated by Ardent in 2019. Even though not discussed in the FRA, neither shall development take place within the 1 in 200-year (0.5% AEP) Climate Change tidal flood event outline on the Western / Southwestern portion of the development.
- Finished floor levels shall be raised with a minimum freeboard of 300mm above the nearest modelled fluvial flood level to each property for the 1 in 100-year 45% Climate Change fluvial flood event (Section 5.2).
- A maintenance buffer of 8m is maintained from all proposed buildings either side of the existing culvert (from the culvert edge as seen in Appendix G of the FRA) as requested by the EA (Section 5.5). This minimum 8 metre buffer shall be retained to all watercourses, which will be kept free of buildings and structures other than approved road crossings (To be detailed in Reserved Matters application, see below conditions).
- An essential maintenance buffer of 3m should be maintained from the access road (from the culvert edge as seen in Appendix G of the FRA) which runs parallel to the culvert (Section 5.6). This minimum buffer is to be kept free of roads and pathways other than approved road crossings (To be detailed in Reserved Matters application).
- In terms of safe access and egress in the event of a flood, the road network which serves the site remains dry during the 100-year 45% flood event. The road will be raised to achieve this if required (Section 5.11).

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.

Reasons

To reduce the risk of flooding to the proposed development and its future users. The proposed development would restrict essential maintenance and emergency access to the flood relief culvert. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/or improvement works. To ensure the safe access and egress during a design flood event.

Condition 2

Reduction of Flood Risk (road building over the Bellmouth Culvert)

Prior to implementation of each phase of development approved by any planning permission, no development shall commence until such time as a scheme to protect the

key flood relief Bellmouth Culvert has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include:

- Access/egress road construction on top of the Bellmouth Culvert – development site road connection to Meyrick Road (approximately 55m long as previously agreed):
 1. The portion (55m agreed) of access road built on top of the culvert will need to be determined by further analysis by geotechnical and structural engineers, and provided as evidence including detailed calculations and engineers drawings, that ensures the flood relief culvert is protected and its structural integrity is not impacted in any way.
 2. Detailed methodology of how construction of the access road on top of the culvert will be achieved.
 3. A culvert CCTV survey pre and post works with a commitment to undertake any repairs, if necessary, plus a third CCTV survey 12 months after completion of the works, to ensure that the structural integrity of the culvert has not been compromised. If prior to construction the culvert is found to be damaged and in need of repair or replacement, this will need to be agreed with the EA.
- Road construction crossings over the Bellmouth Culvert within the site road network as seen in drawing *ILLUSTRATIVE_SITE_PLAN-1880012* amended 21st December 2023.
 1. Road crossings constructed over the flood relief culvert will also need to be determined by further analysis by geotechnical and structural engineers, and provided as evidence including drawings and detailed calculations, that ensures the flood relief culvert is protected and its structural integrity is not impacted in any way.
 2. Detailed methodology of how construction of the road crossings over the culvert will be achieved.
 3. As above, this should include an agreement of a culvert CCTV survey pre and post works with a commitment to undertake any repairs if necessary, plus a third CCTV survey 12 months after completion of the works, to ensure that the structural integrity of the culvert has not been compromised.

The scheme shall be fully implemented and subsequently maintained, 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

To ensure the structural integrity of the existing flood relief culvert is preserved, and that it can be maintained or replaced in the future, thereby preventing any increased risk of flooding from the development, both on and off site, in line with Paragraph 103 of the National Planning Policy Framework. To reduce the risk of flooding to the proposed development and future users.

Unfortunately, this section of access road to be built on top of the flood relief culvert is not discussed or seen in the updated FRA or shown on the updated drawing *ILLUSTRATIVE_SITE_PLAN-1880012* amended 21st December 2023.

The information required by the above condition is essential to reduce the likelihood of repair or replacement being required that could prevent access or egress, to and from the site, in the future. The flood relief culvert is a strategic Environment Agency asset that does not have an indefinite lifespan and will need replacing at some point in the future at an undetermined cost. Should the culvert collapse, it would restrict the watercourse's flow so that flood risk to the Havant community upstream is likely to increase.

Advice to LPA

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

The LPA should be satisfied that the application provides an assessment of access and egress for emergency services and inhabitants from the site in the event that the culvert collapsed and needed repair, or replacement.

Environmental Permit

Planning permission does not remove the requirement for an Environmental Permit.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

The proposed works are located within 8 metres of a main river designated by the Environment Agency. Under the terms of the Environmental Permitting (England and Wales) Regulations 2016, the proposed works will require the prior written permission of the Environment Agency in the form of a Flood Risk Activity Permit (FRAP).

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct e-mail suz.greenwood@environment-agency.gov.uk