

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

Our ref: HA/2024/126037/01-L01
Your ref: APP/24/00439

Date: 18 July 2024

Dear Planning Team,

TEMPORARY PLANNING PERMISSION TO ALLOW THE RETENTION OF PORTAKABIN AND CONTAINER STORES FOR COMMUNAL USE, AND YARD FOR BOAT AND TRAILER PARKING FOLLOWING THE EXPIRY OF TEMPORARY PLANNING PERMISSION DATED 31ST DECEMBER 2021. RETENTION OF AN EXISTING TOILET BLOCK AND SEWAGE SYSTEM. TO INSTALL PV SOLAR PANELS AND WIND TURBINE. TO BUILD A WORKSHOP AND COVERED AREA.

LAND ADJACENT TO, CAR PARK BROADMARSH, HARTS FARM 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 and comments below.

Environment Agency position

We have **no objection** to the proposed development as submitted, **provided that the following condition 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.

Condition – Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 180 of the National Planning Policy Framework.

Advice to Local Planning Authority and Applicant

This site is directly above a former landfill. No groundworks or ground penetration should take place that may result in disturbance of the landfilled material. If any landfilled material is excavated in association with this proposal, then this would need to be removed from site and disposed of under the appropriate waste regime.

We note that a “3000 Litre Septic tank” is marked present at the site. The applicant should confirm if this is a “Septic Tank”, or a above ground “Cess pit”. Septic tanks will have an outlet where the sewage effluent is disposed (such as via a soakaway). Cess Pits are sealed tanks with just an inlet and all the sewage is collected and generally tankered away. If this is a septic tank and there is a discharge to ground or surface water, then this discharge may require an environmental permit from us. In this case the applicant should contact us via our general enquiries address (enquiries@environment-agency.gov.uk) to confirm any permitting requirements.

Flood risk

As the existing structures and new wind turbine are located within flood zones 2 and 3 and will be subject to tidal flooding, we advise that the applicant considers flood resistance and resilience measures. In addition, the applicant should sign up to flood warnings and consider developing a flood response plan, which will benefit the users of the site in the event of flooding in the area.

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk 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.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Details and adequacy of flood proofing and other building level resistance and resilience measures

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 0203 0257 250

Direct e-mail sophie.brown@environment-agency.gov.uk