

Technical Note		
Project Name:	Land at Elletra Avenue	
Project Number:	D2263	
Planning Reference:	APP/24/00777	
LLFA Reference:	SWM/2024/0631	
Subject:	Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure/gym), B2, B8 and B8 trade counters)	
Client:	Hargreaves Properties Limited	
Prepared by and Date:	Stuart Burnett	04/12/2024



BP Civils has prepared this technical note on behalf of Hargreaves Properties Limited in view of Hampshire County Council's Lead Local Flood Authority planning consultation response dated 22nd November 2024 in relation to the above planning application. A copy of this consultation response is included within **Appendix A**.

The responses detailed within this technical note follow the order of those comments raised by the Lead Local Flood Authority in the planning consultation response dated 22nd November 2024.

- Chapter 4 of BP Civils' Flood Risk Assessment & Drainage Strategy (D2263/FRA1.1, June 2024) confirms the existing drainage arrangements at the site. Specifically, paragraph 4.1.7 confirms that the site currently drains to Southern Water's public surface water sewer network via a series of concrete slot drains, gullies and drains which are located on site. It is proposed that, post development, the site will continue to drain to Southern Water's public sewer network which discharges to a Southern Water attenuation pond to the west of Elletra Avenue. The attenuation pond discharges to the adjacent Main River. Flows leaving the site will be restricted to a controlled rate (see response 3, below). Southern Water has been consulted in relation to this outline planning application and has raised no concern or objection in relation to the strategy proposed. Southern Water's consultation response is included within **Appendix B**.
- The Environment Agency has been consulted in relation to this outline planning application. The planning consultation response is contained within **Appendix C**. As part of the 'Advice to LPA/Applicant' it has been confirmed that works on or within 8 metres of a Main River will require a permit or exemption. This requirement is noted by BP Civils and actions will be taken at the appropriate time to ensure that any consents, permits and/or exemptions are in place with the relevant authorities, as required. The Environment Agency raised no objection in their consultation response in relation to this outline planning application.
- Chapter 8 of BP Civils' Flood Risk Assessment & Drainage Strategy (D2263/FRA1.1) confirms the proposed surface water drainage strategy. Paragraphs 8.1.5 and 8.1.6 confirm the rates proposed. BP Civils can confirm that the proposed surface water drainage strategy will seek to restrict run-off from the site to rates that do not exceed existing 1 in 30-year discharge rates. This will apply to all storms up to and including the 1 in 100-year plus climate change event.

The original Peter Brett Associates Flood Risk Assessment was prepared in support of an outline planning application which was consented in 2013 (APP/13/00893). The Peter Brett Associates Flood Risk Assessment detailed this approach in terms of a surface water drainage strategy.

In 2018, a new outline consent was submitted (APP/18/01072) in relation to which the same Peter Brett Associates Flood Risk Assessment was submitted, accompanied by a Technical Note. Planning permission was granted in October 2021.

Further to this, BP Civils prepared a Flood Risk Assessment and Drainage Strategy (D1934/FRA1.0) which supported a full planning application in relation to the north-western parcel of the site (APP/21/00399)

which was consented on 4th October 2024, and proposed the same strategy as previously established in respect of discharge rates.

The surface water drainage strategy being proposed in respect of this latest outline planning application again seeks to follow the previously consented approach, which was deemed acceptable and appropriate as recently as 4th October 2024 and the planning consent obtained under APP/21/00399. It is noted that the Lead Local Flood Authority raised no objection to the surface water drainage proposals under APP/21/00399. BP Civils considers that this approach is still appropriate and requests that the Lead Local Flood Authority reconsiders its position in relation to this point.

4. BP Civils is unable to provide detailed drainage strategy drawings and supporting calculations as a site layout is not currently available. The application submitted is outline, with all matter reserved with the exception of access for development within specified classes. The Flood Risk Assessment & Drainage Strategy prepared demonstrates the strategy which will be followed when proposals are developed and submitted in support of either a reserved matters application or full planning application, subsequent to outline planning consent being granted.

The Flood Risk Assessment & Drainage Strategy seeks to establish the acceptable principles of a surface water drainage solution to support development of the site, which follows the same approach as previously consented applications at the site.

The Lead Local Flood Authority is able to seek reassurance in respect of appropriate foul and/or surface water drainage proposals by way of condition in relation to the outline planning application. Full detail will be provided at the time of either a reserved matters application, or full planning application.

5. BP Civils' Flood Risk Assessment & Drainage Strategy provides commentary in respect of flood risk at the site, as contained within Chapter 5.

BP Civils acknowledges that the south-western extent of the site is located within Flood Zone 2. Modelled flood level data has been obtained from the Environment Agency which has been used to identify mitigation to provide flood resilience to the proposed development.

It is confirmed – and has been accepted by the Environment Agency in their consultation response – that finished floor levels to the south-west of the site will be set at a level of 34.77m AOD, which is 300mm above the 'peak' modelled flood level of 34.47m AOD.

Paragraph 6.1.2 with the Flood Risk Assessment & Drainage Strategy makes references to Annex 3: Flood risk vulnerability classification (NPPF) and Table 2 of Flood Risk and Coastal Change, which confirms that "Less Vulnerable" development, as is proposed, is acceptable within Flood Zone 2.

In respect of the identified extents of Flood Zone 2 at the south-western extent of the site, and the identified surface water flood risk extents, ground levels can be raised providing that mitigation is provided in respect of any loss of flood storage and the impact upon surface water flow routes is considered.

As confirmed in the Flood Risk Assessment & Drainage Strategy, the site is largely identified as being at 'Very Low' risk of surface water flooding, with extents at the south-western corner of the site identified as being at 'Low' to 'High' risk of surface water flooding.

In 'High' risk scenarios at the south-western extent of the site, anticipated depths of surface water flooding are identified as being 'Below 30cm'.

In 'Medium' risk scenarios, the anticipated depths of surface water flooding are almost exclusively stated as being 'Below 30cm' with minor extents to the south-western corner of the site identified as having anticipated depths in the range of '30cm to 90cm'.

In 'Low' risk scenarios, the anticipated depths range from 'Below 30cm' to '30cm to 90cm'.

The surface water flood maps reviewed do not identify a conveyance route through the site which would be impacted at this south-western extent of the site. The site topographic survey also does not identify topography which lends itself to such a nature. What is identified is a localised low point on the site, as demonstrated on drawing 002 (Topographic Survey with Contours) contained within the Flood Risk Assessment & Drainage Strategy.

In the Environment Agency's consultation response, reference has been made to a flood alleviation feature which was proposed as part of earlier proposals in respect of the 2013/2018 application(s). This was proposed in the form of a swale, which sought to manage potential flooding on site at the south-western extent. The Environment Agency has made reference to such a feature as part of a recommended condition in relation to the outline planning application. BP Civils, and the Applicant, are happy to provide such a feature – or a suitable alternative – which will be confirmed as part of detailed proposals at a later stage.

The Environment Agency has also requested via a recommended condition that the development will not result in any loss of floodplain storage over the lifetime of the development. This again will be considered and incorporated within detailed design work undertaken at the appropriate time.

6. Initial commentary on treatment and water quality is provided within BP Civils' Flood Risk Assessment & Drainage Strategy under paragraph 8.2. The 'simple index approach' is acknowledged and referenced here, albeit as a site layout has not yet been developed, it is not possible to detail specific components or elements. Full details will be provided as part of a reserved matters application or full planning application. Paragraph 8.1.10 makes reference to the possible inclusion of permeable paving, which states that this not only offers storage functionality, but also affords a level of treatment to the run-off received. BP Civils' is aware of treatment and water quality requirements and expectations and sufficient measures will be provided as part of the detailed design.
7. An exceedance flow plan demonstrating post-development overland flow routes can easily be prepared once a site layout has been developed and will be provided as part of any subsequent reserved matters application or full planning application. As confirmed within the Lead Local Flood Authority's consultation response, this item can be conditioned.
8. A maintenance schedule can also easily be prepared once a site layout has been developed and drainage proposals are fully detailed. This will be provided as part of any subsequent reserved matters application or full planning application. As with the requested exceedance flow plan, the Lead Local Flood Authority has stated that this item can be dealt with by condition.

The development proposed under this outline planning application should provide reassurance to both the Local Planning Authority and the Lead Local Flood Authority from a flood risk and drainage perspective given the existing drainage arrangement and what is proposed.

As existing, the site has an impermeable area of c. 33,554m² (3.35Ha) which drains without attenuation. This is c. 82% of the entire site area. Post development, significant betterment will be sought through the introduction of attenuation on site, the restriction of flows leaving the site, as well as consideration towards the provision SuDS and consideration towards the Four Pillars of SuDs, where site constraints and opportunities will allow.

Should any further clarification be required in relation to any of the points addressed above, BP Civils will be happy to assist to alleviate any potential outstanding concerns.

Appendix A



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Caroline Hein	My reference	SWM/2024/0631
Direct Line	03707 795808	Your reference	_____
Date	22 November 2024	Email	SWM.Consultee@hants.gov.uk

Dear Sir/Madam,

**Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters.
at Land at Waterloo Park, Elettra Avenue, Waterlooville(Application No. APP/24/00777**

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

The County Council has reviewed the following documents relating to the above application:

- *Flood Risk Assessment & Drainage Strategy ref: D2263/FRA1.1*

Director of Universal Services
Patrick Blogg

In order for us to provide a substantive response, the following information is required:

The proposals are to discharge surface water at a controlled rate into the Southern Water surface water sewer which connects to the main river just beyond the site boundary. Given the proximity of the main river, we would be willing to accept this as 'discharge to watercourse' however Southern Water should confirm that this is acceptable.

The development and associated works will be within 8 meters of the main river network, and therefore liaison with the Environment Agency is likely to be required and additional permissions may be needed.

The proposed surface water drainage strategy is unclear. Further information is required to explain the strategy and the proposed restricted discharge rate. The strategy states: *"it is proposed to provide surface water attenuation on site to ensure runoff does not exceed existing 1 in 30 year discharge rates"* but it is not specific on whether this restriction only applies to the 1 in 30 storm or to all storms up to the 1 in 100 +cc storm. The LLFA would look for restriction to the respective greenfield runoff rate where possible and where not possible, at least 50% betterment of existing brownfield runoff rate at each return period.

A drainage strategy drawing with supporting calculations at the relevant return periods are required.

The EA flood map for rivers and flood map for surface water identify an area in the South West corner subject to flood risk. The proposals should not encroach on areas of flood risk and ground levels in these areas should not be raised. The outline masterplan included in the submitted documents implies a building is proposed in this South West Corner. The area of flood risk should be taken into consideration when the deciding site layout. If the flood risk areas are deemed inaccurate, modelling will be required before changes can be accepted. If development is proposed in these areas without modelling, flood compensation areas will be required and details on how the topography will be altered to ensure new development is not at risk. Modelling may also be required to support this.

Further information may be required in relation to water quality which needs to be assessed in accordance with the simple index approach.

An exceedance flow plan would be required showing the post development overland flow routes.

A maintenance schedule will need to be produced to address both maintenance requirements and responsibilities.

The final 2 points could be addressed by condition but the previous elements need to be addressed before we can recommend that permission is granted.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

Please ensure all data is sent to us via the relevant Local Planning Authority.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Flood and Water Management Team
Hampshire County Council,
The Castle, Winchester, Hampshire SO23 8UD
Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.**

Information on ordinary watercourse consenting can be found at the following link

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>

Appendix B



Havant Borough Council

Your ref
APP/24/00777

Our ref
DSA000038456

Date
19/11/2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline planning application with all matters reserved apart from access for development within Class E (light industrial, retail, café and restaurant, leisure / gym), B2, B8 and B8 trade counters

Site: Land at Waterloo Park, Elettra Avenue, Waterlooville

Thank you for your correspondence dated 01/11/2024, please see our comments below regarding the above planning consultation application.

Existing Southern Water Assets – General

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Proposed SUDS features

Southern Water would request that the consent is subject to the following condition: If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here: <https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>



<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

southernwater.co.uk/developing-building/planning-your-development

Appendix C

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

Our ref: HA/2024/126299/01-L01
Your ref: APP/24/00777
Date: 20 November 2024

Dear Sir/Madam

OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED APART FROM ACCESS FOR DEVELOPMENT WITHIN CLASS E (LIGHT INDUSTRIAL, RETAIL, CAFÉ AND RESTAURANT, LEISURE / GYM), B2, B8 AND B8 TRADE COUNTERS.

FORMER BAE SYSTEMS, WATERLOO PARK, ELETTRA AVENUE, WATERLOOVILLE

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

The proposed outline planning permission will only be acceptable if the following planning conditions are included in any permission granted.

No development approved by this planning permission shall commence until such time as the following schemes have been submitted to, and approved in writing by, the local planning authority:

- **Finished Floor Levels are set no lower than 34.77m Above Ordnance Datum.**
- **Overland flooding in the southwest corner of the site shall be managed through the design and implementation of a swale feature, directing flood water to the previously constructed flood alleviation works.**
- **Ensure that the development will not result in any loss of floodplain storage over the lifetime of the development.**

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other

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

Cont/d..

period as may subsequently be agreed, in writing, by the local planning authority.

Reason(s)

- To reduce the risk of flooding to the proposed development and its future users.
- To prevent any loss of floodplain storage and ensure that the risk to off-site areas is not increased.

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the site and off-site areas.

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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Advice to LPA/Applicant

The site area for the proposed development is located largely within flood zone 1, with a section of the southwest area located within flood zone 2. As the proposed development vulnerability classification is categorised as less vulnerable, we are satisfied that an adequate site-specific flood risk assessment has been provided.

In Section 9.2.1 (i) of the FRA, the applicant has proposed a finished floor level of 34.77mAOD, whereby a freeboard allowance of 300mm has been applied above the 1 in 1000-year fluvial flood level for the site (34.47mAOD). We are satisfied with the identified freeboard allowance of 300mm used as a flood mitigation measure in this instance, provided from reliable flood models for this site.

Under Section 8.1.1 of the FRA, the table details potential surface water drainage techniques for this site, whereby swale features are identified within the table as 'suitable' and 'no initial constraints identified'. We highly recommend that the applicant considers the inclusion of a swale feature to direct overland flood water to the constructed flood alleviation works. This is supported within a previously approved outline application for the site (within the FRA and FRA addendum – ref: HA/2018/120854/01, APP/18/01072), where there was consideration to construct a swale feature to manage flood water if the capacity of the twin culverts on the site was exceeded. We consider the implementation of a swale to be an important flood alleviation feature for the development.

We request that the applicant demonstrate, in the detailed layout of the development at

the reserved matters application stage, that there will be no loss of floodplain storage over the lifetime of the development. Also providing evidence that any loss of floodplain storage does not increase flood risk elsewhere to off-site areas.

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.

- Details and adequacy of flood proofing and other building level resistance and resilience measures.

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>

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.

The site is in a inner source protection zone (confined). This refers to a source protection zone in the confined chalk, which occurs at significant depth beneath the site and is protected by a significant thickness of low permeability London clay which underly the site. From a controlled waters perspective this is not a particularly sensitive site in relation to shallow contamination. There is some head deposits noted, but these are not likely to support significant groundwater resources. Some connection to surface water also may exist. Though some potential source are described, no major sources of contamination have been directly identified.

Due to the limited sensitivity and the fact that no major sources have been identified, we would not require any additional investigations. A careful watching brief for potential contamination should be observed during site development.

We could not see any assessment of potential PFAS contamination. Depended on exact natures of activities on site, PFAS sources may exist, though we would not in the first instance believe this to be a major sources. Though we would advise some assessment of potential PFAS to be undertaken, to confirm if any watching briefs etc may be warranted.

As no soakaway are proposed, we have no comments singicant concerns with the surface water drainage proposals.

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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 culverted main river (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 the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a 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 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct fax

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