

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

Our ref: HA/2022/124506/02-L01
Your ref: APP/22/00829
Date: 20 December 2022

Dear Sir/Madam

DRAINAGE TECHNICAL NOTE RECEIVED - APPROVAL OF RESERVED MATTERS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION REF. APP/18/01109, FOR THE ERECTION OF 72 DWELLINGS, TOGETHER WITH COMMUNAL AMENITY SPACE, DRAINAGE, PARKING AND ASSOCIATED INFRASTRUCTURE, LANDSCAPE, ANCILLARY AND SITE PREPARATION WORKS, WITH ACCESS OFF FULFLOOD ROAD FORMER DAIRY CREST DEPOT, DUNSBURY 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

Following the submission of the Drainage Technical Note (*DRAINAGE_TECHNICAL_NOTE-1721028*) dated November 2022 and the data shown in Section 4. EA COMMENTS & RESPONSE, we now **remove our objection** to the proposal.

Advice to LPA

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

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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- Provision of and adequacy of a temporary refuge
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not

Advice to Applicant

Environmental Permit

It is noted in the surface water drainage statement (Section 7.2. in the FRA) that there will be a discharge of surface water to main river, this will require 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.

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

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 0203 0257 250
Direct e-mail planningSSD@environment-agency.gov.uk