

MAS/ MAS/ 28065
21st June 2021

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Sirs,



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RE: APP/20/00363 PROPOSED DEVELOPMENT AT 178A, THE COAL YARD, WEST STREET, HAVANT. PO9 1LR

Further to consultee comments during the determination of this application please find attached the following revised documents:

28065-PD102 Sub Structure Plan
28065-PD110C Site Layout Plan
28065-PD111C Site Block Plan
28065-PD112B Ground and 1st Floor Plans
28065-PD113B 2nd Floor and Roof Plans
28065-PD114C Separation Distances Plan
28065-PD115B Boundary Treatment Plan
28065-PD116C Landscape Plan
28065-PD200A Elevations Coloured
28065-PD201C Elevations
28065-PD202C Site Sections
Flood Risk Assessment and Drainage Strategy

The drawings and documents have been revised following consultee comments from the Environment Agency (EA) and HCC LLFA via our Flood Risk Consultant Aqua Callidus. Our Consultant has been in extensive dialogue with the EA to determine the mitigation measures for the site being in Flood Zone 3, all of which is detailed in the revised Flood Risk Assessment which accompanies this submission.

As a result of these mitigating measures, the ground level the proposed building sits on would be increased in height by 570mm from the originally proposed level of 7.100 to 7.670. Also the under croft of the proposed building has been designed to allow water to flow under in the event of an extreme flood event. All of which would ensure the current flooding capacity of the site would be maintained or bettered as a result of the development.

To ensure the massing of the proposed building is not increased from that originally proposed, the roof of the southern end of the proposal has been lowered with accommodation on the 2nd floor now designed to be further into the roof space. The rest of the roof has been redesigned to omit the gable ends and introduce barn hips so that the roof massing and ridge height are much reduced making them no larger than the original proposals.

We trust this all in order for you to progress this application, but should you have any queries, please do not hesitate to contact me.

Yours sincerely,

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