

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

Our ref: HA/2020/122284/02-L01
Your ref: APP/20/00363
Date: 13 July 2021

Dear Sir/Madam

ADDITIONAL DOCUMENTS - DEMOLITION OF EXISTING SINGLE STOREY STRUCTURE AND CONSTRUCTION OF A 3 STOREY BUILDING HOUSING 20NO. 1 BEDROOM 1 PERSON APARTMENTS WITH INTEGRATED REFUSE AND CYCLE STORAGE FOR HAVANT HOUSING ASSOCIATION. THE COAL YARD, 178A WEST STREET, HAVANT, PO9 1LR

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 reviewed the additional submitted information and consider that it satisfactorily addresses our earlier concerns. Subject to the **condition below**, we therefore withdraw our previous objection. Please note our advisory comments with regard to the compensatory storage.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 'Flood Risk Assessment and Drainage Strategy – 178A West Street, Havant, Hants' ref: 1828 Issue: 3 Dated 15/06/2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 7.67 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided in the form of ground level alterations and floodable void space. The soffit of the voids shall be set no lower than 7.67 metres above Ordnance Datum (AOD). There will be a net cumulative beneficial

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impact on the overall storage volume of flood waters on a stage for stage basis up to the 1%AEP 105%CC event. The cumulative beneficial impact on flood storage will range between 62m³ and 180m³ of increased storage at any particular stage.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

Advice to Local Planning Authority on Flood Storage Compensation

In line with our guidance on flood storage compensation, the proposed use of undercroft storage voids as a method of compensatory flood storage has been deemed acceptable in this instance given the constraints surrounding application of level for level compensation on site. The LPA must be satisfied that an acceptable void management and maintenance plan can be agreed upon between the developer and LPA for this to be considered an appropriate mitigation measure.

The LPA must be satisfied that they can enforce a condition to maintain the voids as designed and that an adequate maintenance plan is in place to ensure the voids remain open for the life time of the development. We note that no void management plan has been submitted to date but as this is a matter for the LPA, we have removed our objection. It is for the LPA to decide whether the use of the undercroft void storage is appropriate. The Environment Agency is happy to assist in a review the void maintenance and management plan upon submission.

If the LPA are not satisfied that alternative mitigation measures are appropriate then the applicant should revise their development proposals to ensure that there will be no increase in built footprint within any of the flood zones on site.

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 02030 257250

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