

From: PlanningSSD [PlanningSSD@environment-agency.gov.uk]
Sent: 04 July 2014 12:02
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: EA Response to Planning Application APP/14/00464 Purbrook Park School, Park Avenue, Waterlooville, PO7 5DS

Dear Planning,

Thank you for consulting the Environment Agency on the above application.

The Environment Agency has no objection to the proposed development as submitted.

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding from rivers or the sea.

It is a requirement of the NPPF that any planning application submitted for development that is over 1 hectare in size in Flood Zone 1 is accompanied by a Flood Risk Assessment (FRA). This requirement must still be met.

We would recommend that the FRA demonstrates the following as a minimum:

1. That it will be feasible to balance surface water run-off to the pre-developed run-off rate for all events up to the 1 in 100 year storm (including additional climate change allowance*) and set out how this will be achieved, or achieve betterment in the surface water runoff regime; ensuring that surface water runoff will not increase flood risk to the development or third parties.
2. How sustainable drainage system techniques (SUDs) will be used with any obstacles to their use clearly justified. (This should include, where appropriate, provision for the adoption of drainage infrastructure and maintenance contribution to that party).
3. The residual risk of flooding can be managed safely should any drainage features fail or if they are subjected to an extreme flood event. Surface water may be managed above ground in designated open areas and at shallow depths for events with a return period in excess of 30 years, but this should not put people and property at unacceptable risk. Raising of ground or floor levels could be proposed to manage risk, where appropriate.
4. An assessment of flood risk associated with 'ordinary watercourses' may also be necessary as our Flood Zone Maps primarily show flooding from main rivers, not ordinary watercourses with a catchment of less than 3km².

* *Climate Change* - An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall (20% for commercial development, 30% for residential).

Further guidance on the requirements of guidance on requirements for undertaking a FRA can be found on our website at http://www.environment-agency.gov.uk/static/documents/Utility/FRAGuidanceNote1_v3.1.1.pdf

Kind Regards
Sustainable Places
Environment Agency
South East Region
Solent & South Downs Area
Solent Office

We have introduced a [new charging](#) scheme for our planning advice

Developers Guide:

The Environment Agency has published 'Building a Better Environment' in partnership with Natural England and the Forestry Commission. The guide will help developers make the most of new development and details how we can help throughout the process. For further details please check out our website at <http://www.environment-agency.gov.uk/research/planning/147852.aspx>

□ please consider the environment - do you really need to print this email?

Over 5 million people in England and Wales live and work in properties that are at risk of flooding from rivers or the sea. Are you one of them? Check your flood risk at www.environment-agency.gov.uk/floodsouth

From: planning.development@havant.gov.uk [mailto:planning.development@havant.gov.uk]
Sent: 02 July 2014 14:00
To: PlanningSSD
Subject: Planning Application APP/14/00464 Purbrook Park School, Park Avenue, Waterloooville, PO7 5DS

This email is a consultation request regarding the subject planning application, reference APP/14/00464.

The attached letter contains contact details should you wish to discuss the application with the Case Officer.

To see the details of the application and associated documents on the Havant Borough Council website, follow

[this link](#).

or

<http://www5.havant.gov.uk/ACOLNETDCOnline/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=232687>

If you require any further information please email planning.development@havant.gov.uk or telephone (023) 9244 6549.

For Chris Murray

Services Manager (Planning Development)

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