

Michelle Houghton

From: Sally Smith DC
Sent: 01 July 2014 16:31
To: bst shared
Subject: FW: APP/14/00232 - Land at Portsdown Hill - consultation

Please import as EA response. for web.

Sally Smith
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My working days are Monday, Tuesday and Thursday

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From: PlanningSSD [mailto:PlanningSSD@environment-agency.gov.uk]
Sent: 01 July 2014 14:04
To: Sally Smith DC
Subject: RE: APP/14/00232 - Land at Portsdown Hill - consultation

Dear Ms Smith,

Having checked our records it does not appear that we have been consulted on the above application.

Having reviewed the constraints associated with the proposal we would like to offer the following comments:

We have no objection to the proposed development.

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal.

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.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>

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From: Sally Smith DC [mailto:Sally.Smith2@havant.gov.uk]
Sent: 30 June 2014 17:54
To: PlanningSSD
Cc: Giles, Verity
Subject: APP/14/00232 - Land at Portsdown Hill - consultation

Verity (or colleagues)

I am unable to find a response to the consultation in respect of this application and I am preparing a report to committee.

Please could you forward again - if I have overlooked it - or provide comment.

The scheme is very similar to the one presented to the DCF to which your response was as attached.

I need to complete my report by end of play Thursday so if you can respond by then I would be grateful.

Regards

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