

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

Our ref: HA/2023/124834/01-L01
Your ref: APP/22/01136
Date: 13 February 2023

Dear Sir/Madam

CHANGE OF USE OF EXISTING TWO STOREY BUILDING FROM B1A TO RESIDENTIAL INCLUDING PART DEMOLITION AND EXTENSION OF EXISTING BUILDING, FORMATION OF NEW RESIDENTIAL GARDEN AND REALLOCATION OF PARKING AND ERECTION OF 1NO. DWELLING TO REAR. FISCAL HOUSE, 2 HAVANT ROAD, EMSWORTH, PO10 7JE

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

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. We request that the following condition be attached to any planning permission granted.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment and Drainage Strategy Report for Conversion and Extension of Existing Offices To Residential, And Detached House With Ground Floor Parking dated January 2023 and carried out by: Bright Plan Civils) and the following mitigation measures it details

- [6.2.1 ii. e] all proposed bedrooms to be located on the upper floors of the property. Therefore, no sleeping accommodation should be allowed on the ground floor due to the risk of flooding.
- [6.2.1 ii] all flood resistance and resilient measures proposed must be installed prior to occupation for the 1 in 200-year tidal flood levels including climate change for the lifetime of the development of 4.5 mAOD

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

Cont/d..

- [6.2.1 ii. g] a Flood Evacuation Plan must be developed and agreed by the LPA. The occupants must also sign up to the Environment Agency's Flood Warning System.

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.

Reason

To reduce the risk of flooding to the proposed development and future occupants

Advice to LPA/applicant

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
- 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
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

Although the residential aspects of both developments are on upper floors and are not at risk of flooding because it is well above the design flood level, nevertheless, the risk of flooding will remain on the ground floor particularly with the influence of climate change, which could restrict access and egress routes.

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants. In all circumstances where warning and emergency response are fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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 culverted main river (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 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

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