

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

Our ref: HA/2023/124957/03-L01
Your ref: APP/22/00938
Date: 30 October 2023

Dear Planning Team,

NEW FRA SUBMITTED: VARIATION OF CONDITION 2 ON PLANNING PERMISSION 26190/1 FOR CARAVAN OCCUPANCY TO BE EXTENDED FROM 8 MONTHS TO 10 MONTHS. 94 EASTOKE AVENUE, HAYLING ISLAND, PO11 9QR

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 no objection to the proposed development as submitted, provided that the following conditions be attached to any planning permission granted. 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 J-15270 P02- AG, 29/09/2023, by Nijhuis Saur Industries) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 3.92 metres above Ordnance Datum (mAOD)

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**Extension of Occupancy**

As the application has requested an extension to occupancy from 8 to 10 months, according to the NPPG we consider this to be a More Vulnerable classification; however this is ultimately for the LPA to decide.

If the applicant was to occupy the caravan all year round this would result in an increase in flood risk vulnerability. Furthermore, it could therefore be subject to the Exception Test and contradictory to paragraphs 155, 159, 160 & 161 of the NPPF.

The LPA as the decision maker, should be satisfied that the timing conditions can be maintained throughout the year in order to ensure the flood risk is mitigated. We recommend that the LPA should be satisfied that occupation of the caravan under all circumstances should not exceed 10 months.

We would resist a progression towards any further extension of occupancy as, not only would it move the caravan towards the highly vulnerable classification, but also that the consequence of this is that it tends to increase the probability that occupants will be residing in caravans over the winter period when the likelihood of weather/tidal conditions leading to flooding are higher.

The LPA should note that Figures 2 and 3 in the amended Flood Risk Assessment indicate a different site to the application site.

Flood Warning and Evacuation

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, 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/users covered by our flood warning network.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is 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. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. We agree that this indicates that there will be:

- A danger for all people (e.g. there will be danger of loss of life for the general public and the emergency services).

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Advice to LPA/Applicant

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 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