

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

Our ref: HA/2023/125512/01-L01
Your ref: APP/23/00869
Date: 04 December 2023

Dear Planning Team,

**DEMOLITION OF EXISTING 3 BEDROOMED CHALET / BUNGALOW AND
REPLACEMENT WITH NEW 3 BEDROOMED CHALET/BUNGALOW (PREVIOUSLY
APPROVED APP/20/00670 23/12/2020) 38 THE KENCH, FERRY ROAD, HAYLING
ISLAND, PO11 0DF**

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 condition be attached to any planning permission granted. The proposed development will only meet the National Planning Policy Framework (NPPF) policy to reduce the risk of flooding to the proposed development and future occupants if the following planning condition is included.

Condition

The development hereby permitted must not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 4.6mAOD metres above Ordnance Datum (AOD), has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Advice to the Applicant and Local Planning Authority

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

The submitted flood risk statement has not provided details of the flood depths and levels for the site that we would normally expect to see and would for a new build generally result in an objection from the Environment Agency. However, from previous correspondence and knowledge of the site it is possible to confirm that the relevant 0.5% climate change flood level is 4.45mAOD. The conditioned minimum FFL of 4.6mAOD does not provide a 600mm freeboard that would be expected, but it is recognised that the development is essentially a like for like replacement and delivers a significant improvement in the flood risk safety of the building by raising the floor level compared to the existing dwelling. The Environment Agency considers conditioning a minimum FFL of 4.6mAOD to be appropriate for this development.

As the site and access route may be subject to flooding the occupants of the building are advised to register with the EA's flood warning service.

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>.

It is up to the local planning authority (LPA) to determine whether flood warning and evacuation plans or equivalent procedures are sufficient or not.

If the LPA is not satisfied, taking into account all relevant considerations, that a proposed development can be considered safe without the provision of safe access and exit, then planning permission should be refused.

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