

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

Our ref: HA/2023/124969/03-L01
Your ref: APP/23/00193
Date: 27 December 2023

Dear Planning Team,

FURTHER INFORMATION INCL. REVISED FRA - PART DEMOLITION AND PART REDEVELOPMENT OF EXISTING BUILDINGS AND CHANGE OF USE FROM CLASS A2, B1(C) AND B8 TO C3 USE WITH THE CONSTRUCTION OF 7 TOWN HOUSE DWELLINGS AND 10 APARTMENTS LAND REAR OF AND 15A-15C SOUTH STREET, HAVANT.

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, and that the details in relation to the condition be submitted and approved by the Local Planning Authority. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition/s are included in any planning permission granted.

Condition

The development shall be carried out in accordance with the revised Flood Risk Assessment (FRA) (*FLOOD_RISK_ASSESSMENT-1866137* dated 23rd November 2023) including, but not limited to, the following mitigation measures it details:

- All residential properties will have a Finished Floor Level (FFL) of 8.60m AOD or above
- Flood resistance and resilience mitigation measures shall be incorporated as seen in Section 7
- Occupants shall sign up to the EA Flood Warning System

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

Cont/d..

- A Flood Warning Evacuation Plan shall be developed and approved by the LPA

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

We now consider the development acceptable in flood risk terms as it is unlikely to increase flood risk. We therefore consider the proposal acceptable.

Advice to LPA/applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Advice to LPA

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
- Safe access and escape routes. Please note that the road is at significant risk of flooding both now and for the lifetime of the development.
- 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
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

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. In accordance with the planning practice guidance, our role is to ensure

that built development proposals incorporate adequate flood risk mitigation up to the design flood level.

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