

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

Our ref: HA/2023/124957/02
Your ref: APP/22/00938

Date: 29 August 2023

Dear Planning Officer,

**VARIATION OF CONDITION 7 FOR CARAVAN LICENCE 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 and comments below.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how people will be kept safe from the identified flood hazards
- take the impacts of climate change into account
 - There is no assessment of the impact of climate change for the 2098 1 in 200 year (0.5% AEP) flood level using the upper end climate change allowance '[Flood risk assessments: climate change allowances](#)'
 - Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for 2098 1 in 200 year (0.5% AEP) flood level using the upper end climate change allowance. Consequently, the development proposes inadequate:
 - Raised finished floor levels
 - Resistance and resilience measures
 - Safe access and egress routes

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

The applicant should calculate the design flood level, which should consist of:

- The 1 in 200 year (0.5% AEP) flood level
- Consideration of climate change until 2098 using the Upper End climate change allowance
- A suitable freeboard

The Environment Agency freeboard guidance: <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/accounting-for-residual-uncertainty-an-update-to-the-fluvial-freeboard-guide>

Advice to the Local Planning Authority

The applicant is proposing a development located within the Environment Agency mapped tidal Flood Zone 3 (high probability of tidal flooding).

Within the FRA, the applicant has used a flood model built using now outdated climate change allowances. The applicant needs to update these allowances to calculate the 2098 1 in 200 year (0.5% AEP) design flood level. As this is a minor development, we will accept the basic climate change approach for this application.

Whilst the applicant has assessed the impact of climate change on flood extents (albeit using outdated climate change allowances), they have not considered the expected future flood depths. As the applicant is proposing a flood evacuation route which involves a 25-minute walk through land which will also be inundated during the design flood event, information on expected flood depths will be vital for the LPA to determine the suitability of the evacuation plan.

Exception Test

The exception test should only be applied as set out in flood risk [table 2](#) of the Planning Practice Guidance (PPG) following application of the sequential test. The exception test should not be used to justify the grant of planning permission in flood risk areas when the sequential test has shown that there are reasonably available, lower risk sites, appropriate for the proposed development.

In those circumstances, planning permission should be refused, unless you consider that sustainable development objectives make steering development to these lower risk sites inappropriate as outlined in PPG (ref ID: [7-031-20220825](#)).

Our role in the exception test

The exception test is in two parts, described in the NPPF (paragraph 164). In order for the test to be passed it must be demonstrated that

1. The development would provide wider sustainability benefits to the community that outweigh flood risk; and
2. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Paragraph 165 of the NPPF makes clear that both parts need to be met for the test to be satisfied. It is for the applicant to demonstrate this.

We provide advice on the second part of the test, but it is for you, as the local planning authority, to consider the first part of the test, accounting for the findings of the flood risk assessment and our flood risk advice, and to determine whether the test, overall, has been satisfied. Development that does not satisfy both parts of the exception test should be refused.

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>
- *British Standard 85500 – Flood resistant and resilient construction*
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Advice to Applicant

Product 4 data

Flood risk data requests will be based on existing EA hydraulic models for existing 1% and 0.5% annual probability events with an allowance for climate change. Note as climate change allowances are updated we update our models but this work is not done immediately for all locations.

You should refer to '[Flood risk assessments: climate change allowances](#)' to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

Including climate change allowances in flood risk models

Where flood risk data including climate change does not exist, or is out of date, it is the responsibility of developers to undertake this assessment using guidance in '[Flood risk assessments: climate change allowances](#)'. Assessment of future flood risk can be undertaken using:

- **Freeboard allowances – basic approach**
- Interpolation based on current flood risk models
- New detailed modelling

Deciding which approach applies depends on the size, vulnerability and location of the development. It is envisaged that large scale developments (e.g. sustainable urban extensions, retail parks, large commercial developments) will need to adopt the detailed approach. Contact us to discuss this on a case by case basis. Please note we may charge for this advice.

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