

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

Our ref: HA/2020/122351/02
Your ref: APP/20/00485
Date: 28 August 2020

Dear Sir or Madam,

ERECTION OF MODULAR CLAD PORTABLE BUILDING FOR HEALTH AND WELLNESS ACTIVITIES (RESUBMISSION).

THE LANGSTONE HOTEL, NORTHNEY ROAD, HAYLING ISLAND, PO11 0NQ.

Further to email correspondence with Mr Alistair Mills regarding the proposed finished floor levels, we can confirm that we are content to remove our previous objection (as per our letter dated 28 July 2020, our ref: HA/2020/), 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.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment ('Langstone Quays SPAShell Development Flood Risk Assessment [FRA]', ref APP/PP-08814648, dated 19th June 2020, prepared by Alistair Johnson) and the following mitigation measures it details:

- **Development will be built outside of current day Flood Zone 2 or Flood Zone 3.**
- **Finished floor levels will be set no lower than 4.61 metres Above Ordnance Datum (mAOD) (as confirmed by email from Mr Alistair Johnson dated 28th August 2020).**
- **As per the void management plan; the void under the structure will remain clear of any obstructions and this will be maintained at all times. A full maintenance and operations manual will be provided to the operator with the guidance on maintaining a clear void to be included.**

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.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please notify us immediately if you are unable to apply our suggested condition, to allow further consideration and advice.

Advice to the Local Planning Authority

Flood zones and lifetime of the development

The flood risk associated with the proposed development is mostly mitigated through the relocation to Flood Zone 1, which is out of the current day Flood Zones 2 and 3, as was the case in previous versions of this application. The Applicant has confirmed that the finished floor levels will be set no lower than 4.61 mAOD, which is adequate considering the flood risk. Given that the site is commercial and classified as 'less vulnerable' this is deemed an appropriate measure. Likewise, the Applicant suggests the use of a managed adaptive approach whereby the structure can be raised in future if needed.

The Applicant has stated a designed lifetime of 20 to 30 years as a modular constructed building. With the finished floor levels proposed in the FRA, and the location of the development outside of the current day Flood Zones 2 and 3, this would see the development safe for the standard 60 years lifetime for commercial developments. It is the duty of the Local Planning Authority to accept or reject the Applicant's stated lifetime for this development of 20 to 30 years.

Evacuation plan

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. It is up to the Local Planning Authority to determine whether the flood warning and evacuation plan or equivalent procedures are sufficient or not.

If the Local Planning Authority 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.

Advice to the 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>. Our flood warning service is 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>.

Environmental Permit

Planning permission does not remove the requirement for an Environmental Permit. The Environmental Permitting (England and Wales) Regulations 2016 require a permit (called a 'Flood Risk Activity Permit') 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 culvert (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; and/or
- 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 do not 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.

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 Advisor

Direct dial: 02030 257250

Email: planningSSD@environment-agency.gov.uk