

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

**Our ref:** HA/2020/122351/01-L01  
**Your ref:** APP/20/00485  
**Date:** 28 July 2020

Dear Sir/Madam

**ERECTION OF MODULAR CLAD PORTABLE BUILDING FOR HEALTH AND WELLNESS ACTIVITIES.(RESUBMISSION). THE LANGSTONE HOTEL, NORTHNEY ROAD, HAYLING ISLAND, PO11 0NQ**

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.

**Reasons**

The submitted FRA (FLOOD\_RISK\_REPORT-1400198) dated 19<sup>th</sup> June 2020 does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails in the following areas:

- Peak tidal flood levels for the 0.1% AEP tidal event including Climate Change (CC) for the lifetime of the development (100 years) have not been calculated.
- Assuming the finished floor level's (FFL's) of 800mm above ground level (pages 4, 7, 8 and 13 of the FRA) to future proof the development from the risk of tidal flooding the lifetime of the development is inadequate.
- The FRA does not consider in sufficient detail how a range of flooding events (including extreme events) will affect people and property

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

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## **Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall.

Peak tidal flood levels for the 0.1% AEP tidal event including CC (Sea level allowances can be found here: [Climate Change allowances](#)) for the lifetime of the development (100 years) need to be calculated. The peak flood levels for the 0.1% AEP and ground levels for the site can be sourced by applying for a free Product 4 from the Environment Agency at [SSDEnquiries@environment-agency.gov.uk](mailto:SSDEnquiries@environment-agency.gov.uk). A detailed map of the site and where levels are required must be provided in the request.

Finished floor levels that include a relevant freeboard (extra allowance for the type of development above peak flood levels) above the 0.1% AEP tidal event including CC for the lifetime of the development needs to be calculated. The advice on how much freeboard to include can be found here: [Freeboard Guide](#).

The application needs to demonstrate with resistance and resilience measures that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There needs to be sufficient flood risk mitigation up to the design flood level and/or specified arrangements for safe access and egress.

We recommend that the occupant's sign up to the EA flood warning system and develop a flood emergency plan approved by the council.

## **Advice to the Local Planning Authority**

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

*In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.*

## **Environmental Permit**

Planning permission does not remove the requirement for an Environmental Permit. The Environmental Permitting (England and Wales) Regulations 2016 require a 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
- 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 don't 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 03702 422 549. 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.

**Advice to Applicant**

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

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 02030 257250

Direct e-mail [planningSSD@environment-agency.gov.uk](mailto:planningSSD@environment-agency.gov.uk)