

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

Our ref: HA/2019/121520/01-L01
Your ref: APP/19/00738
Date: 20 August 2019

Dear Sir/Madam

VARIATION/REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 22492/3 TO ALLOW OCCUPANCY OF CARAVANS ALL YEAR ROUND - 'THE CARAVANS SHALL NOT BE OCCUPIED EXCEPT FOR THE PURPOSE OF HUMAN HABITATION AND BETWEEN 1ST MARCH AND 31ST OCTOBER IN ANY YEAR.' 106 EASTOKE AVENUE, HAYLING ISLAND, PO11 9QR

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

We **object** to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework and its associated planning practice guidance. We recommend that planning permission is refused on this basis.

Furthermore, in the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reasons

1. Technical Guidance to the National Planning Policy Framework (NPPF) classifies development types according to their vulnerability to flood risk and gives guidance on which developments are appropriate in each Flood Zone. Table 2 of the NPPF for Flood risk vulnerability classification for caravan's states:

- Sites used for holiday or **short-let** caravans and camping, subject to a specific warning and evacuation plan is classified as '**most vulnerable**'.

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

Cont/d..

- Caravans, mobile homes and park homes intended for **permanent** (year round) residential use is classified as '**highly vulnerable**'.

The development type in the proposed application is classified as highly vulnerable in accordance with Table 2 of the Technical Guide to the NPPF. Tables 1 and 3 of the Technical Guide to the NPPF make clear that this type of development is not compatible with Flood Zone 2 and 3 and should not therefore be permitted.

2. The absence of a flood risk assessment (FRA) means this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Overcoming our Objection

The NPPF clearly defines permanently occupied caravans, mobile and park Homes as highly vulnerable development. This type of development is not appropriate for this area given its Flood Zone classification (tidal Flood Zone 2 and 3 - high probability).

The Environment Agency will resist any move to permanent occupancy of a caravan or mobile home at this site. The structures' instability places their occupants at special risk, they are likely to be occupied during periods when flood risk may be higher, and permanent occupancy can lead to a progression to permanent housing.

The current 1 in 1000 year flood depth (Flood Zone 2 extent) at the site is given as 0.68mAOD and this rises to 1.40mAOD by the year 2115, when the impacts of climate change and sea level rise are considered.

The current 1 in 200 year flood depth (Flood Zone 3 extent) at the site is given as 0.51mAOD and this rises to 1.26mAOD by the year 2115, when the impacts of climate change and sea level rise are considered.

You can overcome our objection by submitting a site-specific flood risk assessment (FRA) which demonstrates that the development will not increase risk to people or property, or increase risk elsewhere and where possible, reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

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.

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further

representations.

Advice to Local Planning Authority / Applicant

In the absence of a Flood Risk Assessment we have assessed the models for this site and the tidal flood depths are as follows:

Flood Zone 2:

- Present day = 0.68mAOD
- In 2115 = 1.40mAOD

Flood Zone 3:

- Present day = 0.51mAOD
- In 2115 = 1.26MAOD

This indicates that there will be:

- A danger to some people (e.g. the elderly and infirm)
- A danger to most people (e.g. there will be danger of loss of life for the general public)

The LPA may decide that in the absence of safe access and egress or if the site was to be inundated, the risk to the users of the development can be mitigated by alternative means i.e. a flood warning and evacuation plan or the possibility of safe refuge. In coming to a decision on the proposed development, the LPA should therefore give careful consideration, in consultation with relevant specialists, to the mitigation measures proposed. Specifically, consideration should be given to whether or not a flood plan would enable users of the development to avoid the flood hazards identified.

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. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [planning practice guidance](#) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk