

Oliver, Lewis

From: Rabone, Anna <Anna.Rabone@environment-agency.gov.uk>
Sent: 27 January 2020 10:28
To: ianmurrayijma@outlook.com; Oliver, Lewis
Subject: Re: APP/19/01169 - 22 Haslemere Gardens, Hayling Island

Dear Ian and Lewis,

Further to Ian's email to my colleague, Sophie Brown (who is on assignment elsewhere for the next few months) dated 13 January 2020, we asked our flood risk team to review the comments and additional information.

Following that review, we confirm that we are prepared to **remove our objection** to the application.

This is on the basis that the application proposes a like-for-like replacement, and the following measures will reduce the level of flood risk compared to the existing situation:

- There is a reduction in sleeping accommodation on the ground floor;
- The upper floor is retained, which will provide a refuge area above predicted flood levels;
- Floor levels will be raised slightly compared to the existing dwelling; and
- There will be flood resilience measures built in to the dwelling.

The dwelling will, however, remain at significant risk of tidal flooding. This risk will increase over the assumed 100 year lifetime of the dwelling as sea levels rise. We would therefore strongly recommend that a flood warning and response plan is developed to ensure the occupants are aware of the risk, and take appropriate action should a flood warning be issued. Further information and guidance can be found on the gov.uk website - <https://www.gov.uk/prepare-for-flooding>.

Advice to the Local Planning Authority

The Local Planning Authority should also be confident that the dwelling will be capable of remaining structurally sound should flood water inundate the site and exert pressure on the external walls of the building.

I hope the above is helpful. If you have any further queries, please do not hesitate to contact me.

Kind regards,
Anna

Anna Rabone

Sustainable Places Advisor | Solent and South Downs Area

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Direct dial: 02077 140525



From: Ian Murray [mailto:ianmurrayijma@outlook.com]
Sent: 13 January 2020 16:50
To: PlanningSSD <PlanningSSD@environment-agency.gov.uk>
Cc: Oliver, Lewis <Lewis.Oliver@havant.gov.uk>
Subject: Attain Sophie Brown your ref HA/2019/121845/01-L01 Re: APP/19/01169 - 22 Haslemere Gardens, Hayling Island

Mrs Brown,

I have received the email below attaching your response to the above application. I am somewhat surprised by the level of detail you are requesting in regards to the flood risk assessment and would appreciate some clarification,

Paragraph: 030 Reference ID: 7-030-20140306 states

“A flood risk assessment should also be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application. For a new development comprising a greater number of houses in a similar location, or one where the flood risk is greater, the local planning authority would need a more detailed assessment.”

This development is the replacement of an existing three bed bungalow with a new three bed bungalow, as stated

It does not increase occupancy in any way,
It moves one of the two downstairs bedrooms to first floor level
It raises the Finished floor level at least 150mm above existing
The electrics are moved to ceiling height coming down to sockets etc
Timber floors are replaced with Concrete block and Beam.

This is clearly a vast improvement on what is existing and a significant reduction in flood risk for this plot without any increase in flood risk at all.

I do appreciate it is a new build however, in every other respect I believe the paragraph 30 statement clearly describes this project and as such would ask you to consider a less detailed assessment as sent with the application.

I would appreciate further clarification of your requirements to allow this application to proceed

Best Regards

Ian Murray

BA (Hons) Architecture MCIAT

I J Murray Associates Ltd



From: "Oliver, Lewis" <Lewis.Oliver@havant.gov.uk>

Date: Monday, 13 January 2020 at 09:23

To: 'Ian Murray' <ianmurrayijma@outlook.com>

Subject: APP/19/01169 - 22 Haslemere Gardens, Hayling Island

Dear Ian,

Further to our telephone discussion please find attached the consultation response of the Environment Agency. As you will note they have made a holding objection, which will need to be addressed. As you outlined you will wish to address this matter. In order for you to undertake this we would request an extension of time until Friday 28th February 2020. This will allow for you to provide a response on this matter, we would then need to re-consult the EA, who have a 21 day period to respond. I would be grateful if you please sign and return the attached extension of time request.

I trust this is of assistance.

Regards

Lewis

Lewis Oliver
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Your privacy matter, go to: www.havant.gov.uk/privacy-policy

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