

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

Our ref: HA/2020/122296/02-L01
Your ref: APP/20/00376
Date: 08 September 2020

Dear Sir/Madam

UPDATED FRA - RETAIN THE EXISTING 'FOWLEY COTTAGE' DWELLING AND TENNIS COURT AND CONSTRUCT NINE NEW DWELLINGS AND 1NO. GARDEN STUDIO.(REVISED). FOWLEY COTTAGE, 46 WARBLINGTON ROAD, EMSWORTH, PO10 7HH

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

We have reviewed the submitted documents and consider that it satisfactorily addresses our earlier concerns. Subject to the condition below, we therefore withdraw our previous objection.

The proposed development will only meet the National Planning Policy Framework (NPPF) policy of the Planning Practice Guidance for Flood Risk and Coastal Change if the following planning conditions are included.

Conditions

The development permitted by this planning permission shall be carried out in accordance with the submitted updated flood risk assessment (FRA) *ITR/MT/5042.FRA.7 August 2020* and the following mitigation measures they detail:

- Section 3.5 - It will be ensured that the proposed dwellings will have a minimum FFL (finished floor level) of 4.89m AOD (i.e. 2115 flood level of 4.59m AOD 300mm freeboard allowance).
- Section 4.3 - It will also be ensured that the level of the road will be set at a minimum level of 4.89m AOD. To ensure safe access for all vehicles, including emergency vehicles. It is suggested that this is controlled by a suitably worded

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

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planning condition.

- Section 3.6 - In accordance with Planning Practice Guidance, the proposed buildings should be designed and constructed with flood resilience measures in mind, thus reducing the impact in the unlikely event that flood water enters the proposed buildings, to ensure no permanent damage is caused, structural integrity is maintained and drying and cleaning is easier. In this regard, the proposed dwellings will be designed in accordance with the Communities and Local Government document entitled, 'Improving the Flood Performance of New Buildings - Flood Resilient Construction'. Examples of flood resilience measure include raised electrical sockets; sump and pump systems; and using water resistant materials in kitchens and bathrooms.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.
To ensure safe access and egress from and to the residential buildings.

Advice to LPA

The LPA should list the FRA in the conditions as an approved plan/document to which the development must adhere. It is recommended these conditions are in place before the development begins.

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.

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