

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

Our ref: HA/2020/122133/02-L01
Your ref: APP/20/00173
Date: 15 June 2020

Dear Sir/Madam

**AMENDED FRA - VARIATION OF CONDITION 2 OF PLANNING PERMISSION
26320/1 TO EXTEND OCCUPANCY OF 4NO. CARAVANS FROM 8 MONTHS TO 10
MONTHS BETWEEN DATES OF 1ST MARCH TO 31ST DECEMBER INCLUSIVE.
11 HAVEN ROAD, HAYLING ISLAND, PO11 9QX**

Thank you for the 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 amended flood risk assessment (FRA) "APP_20_00173-FLOOD_RISK_ASSESSMENT-1394029" dated 22/05/2020 and submitted on 27th May 2020. Subject to the condition below, we therefore withdraw our previous objection.

The proposal will only meet the National Planning Policy Framework's requirements if the following planning condition is included. We request 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 variation of Condition 2 permitted by this planning permission shall be carried out in accordance with the submitted FRA "APP_20_00173-FLOOD_RISK_ASSESSMENT-1394029" and the following mitigation measures it details:

- In point 5.7 on Page 12 of the FRA: *Accordingly, floor levels (finished) of the proposed caravans should be set a minimum of 300mm above the 2120 design flood level. Therefore, the minimum design floor level (finished) for the proposed development is 4.75mAOD (4.45mAOD 0.3m = 4.75mAOD)*

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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- In point 7.3 on Page 15 of the FRA: *The site owner and residents should sign up to the Environment Agency Flood Warning Service and have an evacuation plan*
- Points 7.8 to 7.11 on Page 17 of the FRA: Flood Evacuation Plan. This warning and evacuation plan must be developed and approved in conjunction with the Local Planning Authority and its emergency planners.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's 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(s)

To reduce the risk of flooding to the proposed development and future occupants.

Advice to LPA

The LPA should list the FRA in the conditions as an approved plan/document, to which the variation of Condition 2 must adhere. It is recommended these conditions are in place before the variation is permitted.

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 could be made safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk