

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

Our ref: HA/2019/121629/03-L01
Your ref: APP/19/00800

Date: 03 February 2020

Dear Sir or Madam,

USE OF LAND FOR FOUR STATIC CARAVANS WITH 10 MONTH OCCUPANCY EACH.

40 HAVEN ROAD, HAYLING ISLAND, PO11 9RY.

Thank you for the consulting the Environment Agency on the above application following the submission of a revised Flood Risk Assessment (FRA), and an amendment to the description for the application, with all four caravans now proposed for 10 month occupancy.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We are satisfied that our previous objection to the application can be removed (dated 14 October 2019, our ref: HA/2019/121629), provided 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 development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: QFRA1577 version 1.0, dated 21/01/2020) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 3.86 metres above Ordnance Datum (AOD) (section 6.1 of the submitted FRA); and**
- **Occupancy of all caravans on site will be limited to 10 month occupancy (section 3.2 of the submitted FRA).**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

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

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to the Local Planning Authority

The Applicant has raised the finished floor levels to 3.86mAOD, giving 300mm of freeboard above the design flood height of 3.56mAOD for the 1 in 200 year flood with climate change adjustments. This satisfies our previous concerns relating to the finished floor levels being below that of the design flood height.

The Applicant has also revised their occupancy timings, so that all caravans on site are now proposed to have 10 month occupancy. We considered the previous application for this site (whereby one of the four caravans was proposed for occupancy throughout the entire year) as *'Highly Vulnerable'* (in accordance with Table 2 of the PPG), due to the intention to use the caravan for permanent residential use. As the revised proposal has detailed a 10 month occupancy for all four caravans, we consider this to be a *'More Vulnerable'* classification (in accordance with Table 2 of the PPG). However, it is for the Local Planning Authority to determine the classification of the vulnerability of the development. As previously stated; if there was to be occupancy of the caravan(s) all year round, this would result in an increase in flood risk.

The Local Planning Authority, as the decision maker, should be satisfied that the condition limiting occupancy to 10 months of the year can be maintained in order to ensure the flood risk is mitigated. We recommend that the Local Planning Authority should be satisfied that occupation of all four caravans under all circumstances should not exceed 10 months. For this reason, should the Local Planning Authority be minded to grant planning permission, we strongly recommend that the above condition relating to occupancy timings is applied.

Advice to the Applicant

Signing up for flood warnings

The Applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, please visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, please visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, please visit <https://www.gov.uk/after-flood>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

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Direct e-mail: anna.rabone@environment-agency.gov.uk