

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

Our ref: HA/2019/121139/01-L01
Your ref: APP/18/00380
Date: 05 March 2019

Dear Sir/Madam

OUTLINE APPLICATION FOR THE CONSTRUCTION OF 3NO. TWO STOREY DETACHED DWELLINGS, FOLLOWING DEMOLITION OF EXISTING BUILDINGS (APPROVED 13/09/2018). REQUEST TO DISCHARGE CONDITION NO'S 4, 5, 7, 8, 9, 10, 12, 13, 14 AND 15 (30/11/2018). SOUTHMERE FARM HOUSE, THE MALLARDS, LANGSTONE, HAVANT, PO9 1SS

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

The Environment Agency requests that the following condition be attached to any planning permission granted, and that the details in relation to these condition be submitted and approved by the Local Planning Authority.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Revised Flood Risk Assessment (FLOOD_RISK_ASSESSMENT_-_REVISED_VERSION-1128096) submitted 1st August 2018 with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (FLOOD_RISK_ASSESSMENT_-_REVISED_VERSION-1128096) and the following mitigation measures detailed within the FRA:

- 1.** Finished floor levels are set no lower than 5.0m above Ordnance Datum (AOD). 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,

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

Cont/d..

by the local planning authority.

Reason

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

Advice to LPA

The proposed development site mainly lies within Flood Zone 1 and is therefore considered to have a low risk of river and sea flooding.

According to the Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment; the primary source of flood risk is from the sea. The potential tidal flood levels over the development lifetime (100 years for residential development) are estimated at 4.4mAOD for Langstone. The FRA states that the proposed development will have finished floor levels set no lower than 5.0mAOD. This provides 600mm freeboard above the 2115 extreme tide level.

According to the PUSH Strategic Flood Risk Assessment, the secondary source of flood risk is from fluvial sources. The Langston Mill Channel forms the western boundary of the development site. The western extent of the development site falls within Fluvial Flood Zone 3. The National Planning Policy Framework (NPPF) defines Flood Zone 3 as being land assessed as having a 1 in 100 or greater annual probability of river flooding. The 2008 Havant Flood Mapping Study estimates that 1 in 100 year fluvial flood level could reach approximately 4.4mAOD. The 2008 Havant Flood Mapping Study does not include an allowance for climate change. However, the FRA states that the proposed development will set finished floor levels no lower than 5.0mAOD. This provides 600mm of freeboard; we deem this sufficient to account for uncertainty in future fluvial flood levels at this site.

Please note that this development will require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. Any works located in, over, under or within 8 metres of a non-tidal main river will require a Flood Risk Activity Permit from the Environment Agency. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506

The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.

Further details and guidance are available on the GOV.UK website:

www.gov.uk/guidance/flood-risk-activities-environmental-permits

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

