

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

Our ref: HA/2018/120869/03-L01
Your ref: APP/18/00857
Date: 28 May 2019

Dear Sir/Madam

**AMENDED PLAN:-CHANGE OF USE FROM DOMESTIC RESIDENTIAL HOUSE TO
RESIDENTIAL CARE HOME 216 HAVANT ROAD, HAYLING ISLAND, PO11 0LN**

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 information submitted in support of this application by Carin Hassell does not satisfactorily address our earlier concerns. We therefore maintain our objection set out in our previous response as this development poses an unacceptable risk to life and property from flooding, and recommend that planning permission is refused.

Reasons

The site lies within flood zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property, within the development from tidal inundation would be unacceptable if the development were to be permitted.

- The application does not demonstrate that occupants can remain safe for the development's lifetime when allowances for climate change are taken into consideration
- There is insufficient flood risk mitigation up to the design flood level. Although the Flood Risk Assessment does set out mitigation measures, we require commitment of measures and cannot accept these as 'where feasible/ practical'

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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- There will be a direct threat of flood risk to vulnerable occupants by placing sleeping accommodation on the ground floor

Overcoming our Objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and or property as highlighted above.

In particular, it must be demonstrated that occupants will remain safe from flood risk for the lifetime of the development and commitment must be shown to mitigation measures.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any further evidence submitted and we will respond within 21 days of receiving it.

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