

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

Our ref: HA/2018/120869/01-L01
Your ref: APP/18/00857
Date: 26 November 2018

Dear Sir/Madam

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

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA with this application does not comply with the requirements set out in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

The submitted FRA does not, therefore, provide a suitable basis for assessment to be made of flood risk risks arising from the proposed development.

In particular, the submitted FRA fails to

1. Assess the potential depths and duration of flooding, taking into account the impacts of climate change
2. Provide any detail as to how people will be kept safe from flood hazards identified, including the requirement for flood emergency planning.

Overcoming our Objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved, we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

Advice to Local Planning Authority

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

There is insufficient detail within the FRA to enable us to advise whether or not the proposed development will result in an increased flood risk to people.

The dominant risk of flooding to the application site is from the sea. The FRA includes the correct design tide levels to be used to assess the risk to the proposed development. It does not, however, translate these levels into potential flood depths, velocities or durations of flooding either at present day or across the development lifetime, taking into account climate change. Without this information, it is not possible to identify suitable mitigation measures, or assess if such mitigation measures would reduce the identified risk to an acceptable level.

Our response is based on the understanding that there will be no additional sleeping accommodation provided as a result of the proposed development.

Level of Flood Risk

The application site lies within Flood Zone 3 defined by the NPPF as having a high probability of flooding. We have indicative information (not sourced from the application documents) that road levels in the vicinity of the site are approximately 2.3m AOD, although we have not verified this information. If found to be correct, this could lead to flood depths of around 2 metres on Havant Road towards the end of the development lifetime. The Environment Agency/Defra R&D Technical Report FD2320/TR2 specifies that flood depths of this magnitude would present a danger for all, including the emergency services. Flood depths on the application site will depend upon ground levels with the red line boundary, which are unknown. However, if they are found to be of a similar scale to those above, this presents particular concerns for the safety of vulnerable people such as the elderly or infirm who would be likely to require care services.

As a result, we would therefore advise that mitigation, including emergency response

encompassing warning, evacuation and/or refuge needs to be considered at the application stage to enable an informed decision about safety of the proposed development in flood risk terms. In addition, we would advise that consideration is given, once potential flood depths have been established, to the ability of the building to withstand the water pressures that would arise.

Proposed Method of Risk Management

We note the inclusion of the Flood Mitigation section of the FRA. This identifies possible measures that could be provided to reduce the level of flood risk, but doesn't assess their feasibility against potential flood depths or site specific constraints, as this information has not been provided. Flood resistant and resilient measures are generally only effective against flood depths far smaller than those that could be experienced at the application site, and would therefore only reduce the risk from lower return period events.

As a result of the above, the safety of occupants could be entirely reliant upon a strategy of prior warning and evacuation, or refuge within the dwelling.

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures or accompanying development proposals (including structural considerations where there is a reliance on refuge within buildings) 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.

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, and we object where we feel that the necessary information is not available to enable such decisions to be made.

Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

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