

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

Our ref: HA/2017/119926/01-L01
Your ref: APP/17/01179
Date: 01 December 2017

Dear Sir/Madam

1no 2 bed detached dwelling with garage and off street parking.

56A Bracklesham Road, Hayling Island, PO11 9SJ

Thank you for consulting the Environment Agency on the above application which was received on 11 November 2017.

Environment Agency Position

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition – Implementation of Flood Risk Assessment

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

- All habitable living accommodation shall be located at first floor level or above. The first floor level should be set no lower than 3 metres above existing ground levels (paragraph 1.7 and 7.4 of FRA.)
- Internal access is to be provided throughout the dwelling to provide an area of safe refuge on the upper floors of the property (paragraph 1.7 of FRA.)
- The provision of flood resilient construction measures has been submitted with the FRA and a site specific flood warning and evacuation plan is in place and to be implemented (section 7 of FRA.)

Reasons

To ensure the safety of the development and future occupants in line with section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Environment Agency
Environment Agency Depot Canal Walk, Romsey, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Advice to Local Planning Authority/Applicant

The proposed development is located within tidal flood zone 3 and is considered to have a high probability of flooding (>0.5%, 1 in 200) from the sea in any year. The current 1 in 200 year tide level is given as 3.3mAOD, rising to 4.5mAOD by 2115, when considering the effects of climate change and sea level rise. We note that the site could be subject to significant depths of flooding over its lifetime with worst case flood depths of 4.5mAOD which makes ground floor of the building is subject to inundation.

The road levels are identified as 2.92 mAOD. Therefore, safe access to and from the building will not be possible in case of flooding. As a result, emergency services may not be able to operate and the safety occupants will be reliant on safe refuge within the building or prior evacuation.

The Local Planning Authority (LPA) needs to be satisfied that safe refuge within the building is adequate and that the building will remain structurally sound given the potential depth of flooding possible at the site.

The LPA may decide that in the absence of safe access and egress, the risk to the users of the development can be mitigated by alternative means. In coming to a decision on the proposed development, the LPA should therefore give careful consideration, in consultation with relevant specialists, to the mitigation measures proposed. Specifically, consideration should be given to whether or not the availability of safe refuge, the submitted flood response plan contained within the FRA and recommended resilience measures would enable users of the development to avoid the flood hazards identified.

If the LPA is not satisfied, taking into account all relevant considerations, that the proposed development can be considered safe without the provision of safe access and exit then planning permission should be refused.

The Environment Agency will support the decision of the LPA on flood risk matters and should the LPA be minded to refuse the application on the grounds that the mitigation proposed is not considered satisfactory the Environment Agency would provide our full support at appeal.

In reviewing the site flood response plan, we recommend that the LPA consult their emergency planners, the emergency services and the Local Resilience Forum. It is essential that this consultation takes place prior to the granting of planning permission, as the agreement and securing of a suitable flood response plan will be crucial for the safety of the development.

Should you have any further queries please do not hesitate to contact me on the number below.

Yours faithfully

Mr David Griggs
Planning Advisor

Direct dial 02030 259625
Direct e-mail PlanningSSD@environment-agency.gov.uk