

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

Our ref: HA/2018/120362/02-L01
Your ref: APP/18/00380
Date: 02 July 2018

Dear Sir/Madam

(ADDITIONAL DOCS- FRA) OUTLINE APPLICATION FOR THE CONSTRUCTION OF 3NO. TWO STOREY DETACHED DWELLINGS, FOLLOWING DEMOLITION OF EXISTING BUILDINGS SOUTHMERE FARM HOUSE, THE MALLARDS, LANGSTONE, HAVANT, PO9 1SS

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted plans and documents relevant to our remit, and have the following comments to make.

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 submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of 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 the flood risks arising from the proposed development.

In particular, the submitted FRA fails to

1. Consider flood risk from all sources.

Advice to planning liaison and consultees

The FRA does not consider fluvial flood risk from Langston Mill Channel which lies to the West of the development site. The FRA should include site-specific fluvial flood

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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levels for the site which take the impacts of climate change into account.

The Environment Agency can provide this detailed information from our computer river models. Our product 4 package of information can be used to help you complete your flood risk assessment. You can request a Product 4 free of charge by contacting our Customer and Engagement team: SSDEnquiries@environment-agency.gov.uk. To ensure the correct data is provided, you should attach a map showing the site boundary and a grid reference or postcode.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above 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.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

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.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk