

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

**Our ref:** HA/2017/119864/01-L01  
**Your ref:** APP/17/01042  
**Date:** 03 November 2017

Dear Sir/Madam

**PRIOR NOTIFICATION FOR CHANGE OF USE FROM CLASS B1(A) OFFICE USE  
TO C3 RESIDENTIAL USE SUBJECT TO PRIOR APPROVAL COVERING  
FLOODING, HIGHWAYS AND TRANSPORT ISSUES AND CONTAMINATION.**

**THE ROTUNDA, NORTHNEY MARINA, HAYLING ISLAND**

Thank you for consulting the Environment Agency on the above planning application which we received on 18 October 2017.

**Environment Agency Position**

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted; however, we request that the following planning condition(s) be attached to any planning permission granted in order to make the development acceptable. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Planning Condition(s):

**Condition - Finished floor levels**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Peter Brett Associates LLP (ref: 37394/4001) and dated August 2017, and the following mitigation measures detailed within the FRA:

- *Finished floor levels are set no lower than 4.67m 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, by the local planning authority.

**Reason**

Environment Agency  
Canal Walk, ROMSEY, Hampshire, SO51 7LP.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Cont/d..

To reduce the risk of flooding to the proposed development and future occupants. This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Council Core Strategy 2011

### **Advice to Local Planning Authority/Applicant**

The existing Rotunda building is located within an area shown as tidal flood zone 1 and is currently considered to be at a low probability of flooding (< 1 in 1000, 0.1%) from the sea in any year.

The current 1 in 200 year (0.5%) tide level is given as 3.31mAOD and this is predicted to rise to 4.62mAOD by the year 2120, with the affects of climate change and sea level rise. The design tide level of 4.62mAOD is used to assess the impacts of flood risk over the full lifetime of the development.

The submitted FRA has identified that the building will be at risk of inundation from the design tide level and has put forward mitigation including raising finished floor levels to 4.67mAOD, providing flood resistant/resilient building measures and a flood management plan.

The proposed FFL of the residential development is above the design tide level, although only provides 50mm of freeboard rather than the recommended 300mm.

To provide further mitigation the FRA has recommended the use of flood resistant/resilient building techniques.

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website [www.gov.uk](http://www.gov.uk) click on 'flood' in subjects to find out about, and then 'floodline'. Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: [communities@twoten.com](mailto:communities@twoten.com) for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

The FRA has also confirmed that safe access and egress will not be possible under the design flood event. To mitigate this risk the FRA has recommended that a site specific flood warning and evacuation plan is produced.

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 a flood response

plan 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.

Yours faithfully

**Mr Jon Maskell**  
**Planning Advisor, Environment Agency**

Direct e-mail [PlanningSSD@environment-agency.gov.uk](mailto:PlanningSSD@environment-agency.gov.uk)