

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

Our ref: HA/2016/118949/01-L01
Your ref: APP/16/01213
Date: 21 December 2016

Dear Sir/Madam

**EXTENSION AND RENOVATION TO EXISTING DWELLING TO PROVIDE
PROPOSED SINGLE STOREY DESIGNED PROPERTY WITH ON SITE PARKING.**

67 SOUTHWOOD ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9PT.

Thank you for consulting the Environment Agency on the above planning application which we received on 8 December 2016.

Environment Agency Position

The Environment Agency has no objection to the proposed development.

Advice to the Local Planning Authority

Please be aware our response is based on the assumption that the proposed extension is to a fixed, permanent home. Previous correspondence with the site has suggested the presence of a mobile home. If this planning application is to extend a mobile home the Environment Agency position and advice will need to be updated.

Advice to the Local Planning Authority and Applicant

The Flood Risk Assessment submitted does not clearly assess the present day and future flood risk to the site, nor how this flood risk will be mitigated.

The Environment Agency's data confirms that the predicted 2115 extreme sea levels for the site are 4.4mAOD. Therefore, with the proposed finished floor levels of 3.5mAOD, the proposed development is subject to internal flood depths of up to 0.9m over its lifetime.

As the proposed development is for an extension and not a separate dwelling, the vulnerability classification of the site will not change and therefore the Environment Agency has no objection.

However, it must be noted that the proposed increase in the number of bedrooms may

increase the number of people at the site who are at risk.

Given the predicted flood depths to the site, the local planning authority will need to determine if this risk is acceptable. It is not clear if safe refuge is available within the site.

We note that a flood warning and evacuation plan has been submitted. The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, 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.

The Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

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.

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 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 for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/400000009282.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>

Advice to the Applicant

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works within 16m of a sea defence. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

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