

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

Our ref: HA/2024/125971/01-L01
Your ref: 24/00377
Date: 01 July 2024

Dear Planning Officer,

**DEMOLITION OF EXISTING HOUSE AND NEW REPLACEMENT HOUSE BUILT
WITHIN EXISTING PLOT. 18 SEA VIEW ROAD, HAYLING ISLAND, PO11 9PE**

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

We request that the following condition be attached to any planning permission granted. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Conditions

The development shall be carried out in accordance with the submitted FRA/design statement (ref: *DESIGN_STATEMENT-1946354*) and the following mitigation measures it details:

- Finished floor levels of the ground floor shall be set no lower than 600mm above existing ground levels as stated in the design statement.
- Safe refuge should be accessible on the upper floors to all occupants.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Reason

We consider the development acceptable in flood risk terms as it is unlikely to increase flood risk.

Advice to LPA/applicant

We have not objected to the proposed development only because it is likely to reduce overall flood risk to people and property compared to the existing situation. This is largely due to the removal of ground floor sleeping accommodation with no overall increase in the potential occupancy of the dwelling.

The site is, however, at risk of tidal flooding. The proposals include a freeboard between the ground level and the finished floor level of 600mm. This is unlikely to be sufficient to prevent flooding of the ground floor for the whole development lifetime, assumed to be 100 years for residential development unless it is economically viable and sustainable to make future improvements to coastal defences in the future. Potential flood depths have not been calculated by the applicant but, based upon indicative ground level information that we hold, could reach well in excess of the depths considered safe for people, including the emergency services, deep during the design event.

We therefore strongly recommend the use of flood resistance and resilience measures, which the LPA should secure via appropriate condition as this issue does not lie within our direct remit. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Signing up for flood warnings

We also strongly recommend that the LPA secures and agrees, via appropriate condition, a Flood Response Plan to be provided by the applicant. The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 0203 0257 250

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