

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

Our ref: HA/2022/124038/04-L01
Your ref: APP/22/00172
Date: 07 November 2022

Dear Sir/Madam

AMENDED FRA - OUTLINE PLANNING APPLICATION FOR PHASED DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF NEW FLEXIBLE USE EMPLOYMENT FLOORSPEACE (USE CLASSES E(G)(I)-(III)/B2/B8) AND ANCILLARY USES (USE CLASSES E(B), E(D) AND E(F)); AND ASSOCIATED WORKS. ALL MATTERS RESERVED EXCEPT ACCESS.

LANGSTONE TECHNOLOGY PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA

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 have reviewed the amended Flood Risk Assessment and although the applicant has not calculated the 2082 1 in 100 year (1% AEP) fluvial level, we consider in this incidence our concerns can be satisfactorily addressed through the attached condition.

Subject to the **condition** below, we therefore **withdraw our previous objection**. 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.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 'Flood Risk Assessment & Outline Drainage Strategy Report' produced by Baynham Meikle Partnership Limited) and the following mitigation measures it details:

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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- Finished floor levels shall be set at 5.90 mAOD for buildings within Zone 1 and 2 north of the link road, and 5.50 mAOD for the buildings within Zone 3B south of the link road

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.

Reason

To reduce the risk of flooding to the proposed development and future occupants

The applicant has stated the design flood levels as follows:

- The 2082 tidal 1 in 200 year (0.5% AEP) event = 3.82 mAOD
- The present day fluvial 1 in 1000 year (0.1% AEP) event = 5.576 mAOD

Whilst the applicant has correctly considered the 2082 1 in 200 year (0.5% AEP) tidal flood level, the applicant has not calculated the 2082 1 in 100 year (1% AEP) fluvial level. However, we have removed our objection due to the following reasons:

- We have calculated the design flood level as broadly similar to the present day 1 in 1000 year (0.1%) flood level.
- The development is classed as less vulnerable by the NPPF
- The applicant has included a 300mm freeboard into the FFL
- The river embankment has a crest level 7.5 to 8.1 mAOD. However, there is a residual risk of this defence failing.

Advice to LPA/Applicant

Flood resistance and resilience

We recommend the use of flood resistance and resilience measures. 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>

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Signing up for flood warning

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 to 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