

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

Our ref: HA/2022/124506/01-L01
Your ref: APP/22/00829
Date: 19 October 2022

Dear Planning Team,

APPROVAL OF RESERVED MATTERS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE) PURSUANT TO OUTLINE PLANNING PERMISSION REF. APP/18/01109, FOR THE ERECTION OF 72 DWELLINGS, TOGETHER WITH COMMUNAL AMENITY SPACE, DRAINAGE, PARKING AND ASSOCIATED INFRASTRUCTURE, LANDSCAPE, ANCILLARY AND SITE PREPARATION WORKS, WITH ACCESS OFF FULFLOOD ROAD FORMER DAIRY CREST DEPOT, DUNSBURY WAY, HAVANT

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

In the absence of an acceptable flood risk assessment (FRA) we **object** to this Reserved Matters application.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 22 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Ensure the development is flood resilient by submitting details of the finished floor levels (FFLs) ensuring they are raised with an appropriate freeboard allowance above the 1 in 100-year flood event plus an allowance for climate change
- Consider how a range of flooding events (including extreme events) will affect people and property

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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- Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event

Overcoming our objection

The FRA has not been updated with the conditions and advice included at our Outline Application response. Even though the site falls into Flood Zone 1, Flood Zones 3 and 2 do touch the sites boundary and with the latest climate change allowances added on for the lifetime of the development, it could be affected by fluvial flooding. We need evidence showing the comparison.

Climate change allowances

The FRA fails to incorporate the latest climate change allowances (2019), therefore failing to show that the development will be safe for its lifetime (100 years), both in terms of the property and its inhabitants. When considering the impacts of climate change there is guidance specific to planning which can be found at '[Flood risk assessments: climate change allowances](#)'. Applying these allowances will result in future flood levels higher than current flood levels. These calculations need to be made by the applicant. The EA maps do not include climate change allowances. The data used for the maps come from when the a particular model flood was updated.

Product 4

We previously advised requesting Product 4 data from the Environment Agency, which is mentioned in the FRA, but with no data provided. We also have no evidence of this request having been made to the EA. The most up to date fluvial flood levels can be obtained by requesting a free 'Product 4' from the Environment Agency's enquiries team on SSDEnquiries@environment-agency.gov.uk. Please provide a detailed map in your request of data for the proposed site. Please remember this data does not include the latest climate change levels as above.

Ground levels compared to flood levels

Detailed information of the 1 in 100-year fluvial flood levels plus the latest climate change allowances for the lifetime of the development, compared with the sites ground levels and finished floor levels, should be calculated and provided in the FRA.

Finished Floor Levels - appropriate freeboard

An appropriate freeboard should then be applied to the finished floor levels (FFL's) to keep the occupants safe for the lifetime of the development, usually a minimum of 300mm. Under the NPPF vulnerability classification guidelines this development proposal falls under the 'More Vulnerable' classification as it is residential with bedrooms on the ground floor. Stating that the finished floor levels will be set a minimum 150mm above ground levels (as seen in Section 6.2. of the FRA) is inadequate.

Advice to LPA

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below.

Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Provision of and adequacy of a temporary refuge

- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not

Advice to Applicant

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit 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 culvert (16 metres if 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. It is noted in the surface water drainage statement (Section 7.2. in the FRA) that there will be a discharge of surface water to main river, this will require an environmental permit.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. 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.

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