

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

Our ref: HA/2021/123615/01-L01
Your ref: APP/21/01021
Date: 20 October 2021

Dear Sir/Madam,

DEMOLITION OF EXISTING DETACHED RESIDENTIAL DWELLING, REPLACED BY A NEW DETACHED RESIDENTIAL DWELLING AND ASSOCIATED LANDSCAPE WORKS.

134 SEA FRONT, HAYLING ISLAND, PO11 9HW

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

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

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reasons

The submitted Flood Risk Assessment (FLOOD_RISK_ASSESSMENT-1534490) does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance.

The FRA does not adequately assess the flood risks posed for the lifetime of the development. The FRA will need to comply with the requirements for site-specific flood risk assessments that adequately assesses the flood risks posed for the lifetime of the development. In particular, the FRA fails to:

- provide details of finished floor levels (FFL's) compared to 1 in 200 year return period tidal flood levels plus climate change for the lifetime of the development.
- consider how a range of flooding events (including extreme events) will affect people and property, and how people will be kept safe from the identified flood hazards
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including a 1 in 200 year return period plus climate change event
- take the impacts of climate change into account
 - There is no assessment of the impact of climate change using appropriate climate change allowances for a 1 in 200 year return period plus climate

- change event for the lifetime of the development
- Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for a 1 in 200 year return period plus climate change event. Consequently the development proposes inadequate:
 - Raised finished floor levels
 - Resistance and resilience measures
 - Safe access and egress routes

Overcoming our objection

To overcome our objection, the Applicant should submit a Flood Risk Assessment (FRA) which addresses the points above and demonstrates that the development is not at risk of tidal flooding for the lifetime of the development.

The application fails to incorporate any climate change allowances, therefore failing to show that the development will be safe for its lifetime, 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. The most up to date tidal 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.

Detailed information of the 1 in 200 year return period tidal flood levels plus climate change allowances (found at '[Flood risk assessments: climate change allowances](#)') compared with the sites ground levels should then be calculated and provided in the FRA. An appropriate freeboard should then be applied to the finished floor levels (FFLs) to keep the occupants safe for the lifetime of the development. Under the National Planning Policy Framework (NPPF) vulnerability classification guidelines this development proposal falls under the 'More Vulnerable' classification as it is residential development with bedrooms on the ground floor. This replacement development is not a betterment as the bedrooms will be on the ground floor. We expect FFLs to be a minimum of 300mm above the 1 in 200 year return period tidal flood levels plus climate change for the lifetime of the development. Only a 1 in 100 year tidal flood level is provided which is not adequate to compare with the proposed FFLs. The proposed FFLs may be adequate with sleeping accommodation now being on the ground floor compared to the existing building, but we expect this to be proven in the FRA.

Flood resistance and resilience measures need to be designed according to the 1 in 200 year return period tidal flood levels plus climate change allowances if appropriate.

Due to the nature of flooding at this site it would be expected that a flood evacuation plan is in place prior to occupancy; details of this should be outlined in the revised FRA.

We ask to be re-consulted with the results of an FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Advice to Applicant – charged service

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Advice to the Local Planning Authority/Applicant

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.

- 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
- Details and adequacy of an emergency plan including rescue or evacuation arrangements
- Provision of and adequacy of a temporary refuge
- Whether insurance can or cannot be gained

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.

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 should you have any queries on the above information.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial: 02030 257250

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