

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

Our ref: HA/2021/123269/01-L01
Your ref: APP/21/00429
Date: 22 June 2021

Dear Sir/Madam

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1NO. 4 BED DWELLING. 59 SANDY POINT ROAD, HAYLING ISLAND, PO11 9RR

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 **no objection** to the proposal as submitted and request that the following **condition** be attached to any planning permission granted.

The replacement dwelling shows a betterment compared to the current dwelling with sleeping accommodation now up on the first floor which results in safe refuge for the occupants. Some flood mitigation measures are proposed in the Flood Risk Assessment (FRA) for the new development which will reduce the risk of flooding to people and the property.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following **planning condition**, as detailed in the Flood Risk Assessment (undertaken by lilleyarchitecture) submitted with this application, are implemented and secured by way of planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (undertaken by lilleyarchitecture *FLOOD_RISK_ASSESSMENT-1482167*) and the following mitigation measures detailed within:

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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1. Provision of compensatory flood storage: As stated in section 3 of the FRA, a sub floor void will be included into the design build, allowing the sub floor to flood during an event.
2. Finished floor levels: As stated in section 3 of the FRA, FFL must be set no lower than 650mm above the external ground levels. Finished floor levels will therefore be set 300mm above the existing finished floor levels.
3. Sleeping accommodation: As stated in section 3 of the FRA and the Proposed Plans (drawing number 385 PL05), all sleeping accommodation must be restricted to the first floor or above. There must be no ground floor sleeping accommodation.
4. Building Construction: As stated in section 3 of the FRA, the building must be built of flood resilient materials.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. To reduce the risk of flooding to the proposed development and future occupants.

Advice to the LPA / 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.

- 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.
- Ensure flood risk mitigation measures for the lifetime of the development up to the 2125 epoch 0.5% AEP flood level of 4.44m AOD are adequate and resilient
- For safe access and egress, an adequate flood evacuation plan needs to be developed and any future resident/site users made aware of the plan
- We would recommend the occupants sign up to the Environment Agency's free Flood Warning System before occupancy of the site

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 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 02030 257250

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