

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

Our ref: HA/2016/117836/01-L01
Your ref: APP/15/01355
Date: 11 January 2016

Dear Sir/Madam

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING WITH ASSOCIATED LANDSCAPING AND IMPROVEMENTS TO SEA DEFENCES

TAMARISK FERRY ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 0DG

Thank you for consulting the Environment Agency on the above planning application which we received on 11 January 2016.

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted; however, we request that the following planning condition(s) be attached to any planning permission granted in order to make the development acceptable.

Planning Condition(s):

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) October 2015 (reference 2398) which was prepared by Ambiental for John Pardey Architects and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 3.7m above Ordnance Datum (AOD).

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

Advice to local planning authority and the applicant

The proposed development has been considered a replacement dwelling of a single

residential property with another single residential property. The proposed development is located within flood zones 2 and 3. The proposed development raises finished floor levels from 3.01mAOD to 3.70mAOD and so, provides betterment with respect to flood risk mitigation.

However, it must be noted that the predicted sea level for 2115 is 4.5mAOD. Therefore, over its lifetime the proposed development could experience flood depths of 1.77m. Safe refuge against the predicted 2115 sea level is available within the property, however, safe access and egress is unlikely. The applicant proposed use of flood warning procedures and an evacuation place but may wish to consider further flood resistance and resilience measures.

Please be aware that the Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Yours faithfully

Jon Maskell
Sustainable Places Officer
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