

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

Our ref: HA/2016/118855/01-L01
Your ref: APP/16/01079
Date: 25 November 2016

Dear Sir/Madam

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1NO.3 BED
REPLACEMENT DWELLING WITH ASSOCIATED LANDSCAPING AND
IMPROVEMENT OF SEA DEFENCES**

26 FERRY ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 0DF

Thank you for consulting the Environment Agency on the above planning application which we received on 7 November 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 – Finished Floor Levels

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Ambiental, dated August 2016 and the following mitigation measures detailed within the FRA:

1. *Finished floor levels are set no lower than 3.5 m 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 flood risk to the proposed development with respect to the existing situation by demonstrating a betterment.

This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to the Local Planning Authority and Applicant

The proposed development is located within the present day flood zone 3 and over its lifetime is subject to internal flood depths of up to 1.39m.

The proposed measures to raise floor levels and the existing sea defence will reduce, but not remove this flood risk. As this is a 'like for like' development, it is considered a betterment with respect to the existing situation.

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 Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change 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, the residual risk and rescue implications of new development in making their decisions.

Advice to the Applicant

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) as the applicant wants to carry out work in, under, over or near a main river and in the flood plain of a main river.

There are a number of elements of work which will require an Environmental Permit, including any works to, or within 16m of an existing sea defence. For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Yours faithfully

Mr Jon Maskell

Planning Advisor, Environment Agency

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