

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

Our ref: HA/2015/117809/03-L01
Your ref: APP/15/01406
Date: 10 March 2016

**AMENDED PLAN: DEMOLITION OF EXISTING DWELLING AND ERECTION OF
2NO. 2 BED BUNGALOWS**

24 WHEATLANDS AVENUE, HAYLING ISLAND, PO11 9SG

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

Environment Agency Position

Sequential Test

Our response to this planning application is on the understanding that Havant Borough Council is satisfied that the Sequential Test has been adequately demonstrated to the requirements set out in the National Planning Policy Framework (NPPF) Paragraph 101 and Section 5, Paragraph 019 of the NPPF Planning Practice Guidance – Flood Risk and Coastal Change.

This means that before proceeding to a determination, Havant Borough Council must apply the Sequential Test; that is, it must consider whether the applicant has demonstrated and sufficiently justified that no alternative sites are available in a lower flood risk zone.

Our comments in relation to elements of the Exception Test do not negate the requirement to first undertake the Sequential Test. The NPPF Planning Practice Guidance makes it clear that flood resistance and resilience measures should not be used to justify development in inappropriate locations^[1].

Exception Test

Following the submission of a suitable Flood Risk Assessment we can confirm that the Environment Agency is satisfied to remove our previous objection 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.

^[1] NPPF Planning Practice Guidance, Section 23 paragraph 059 '*Flood resilience and flood resistance*'.
Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Planning Condition(s):

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2016 by RGP Design Limited (reference D1105/DS/1.1) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 4.7m 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

1. To ensure that the development remains safe over its lifetime. This condition is in line with paragraph 103 of the National Planning Policy Framework.

Advice to Local Planning Authority

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. National Planning Policy Framework Planning Practice Guidance 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 and rescue implications of new development in making their decisions.

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

Direct dial 01794 834 586

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