

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

Our ref: HA/2016/118350/01-L01

Your ref: APP/16/00614

Date: 08 July 2016

Dear Sir/Madam

ERECTION OF 1NO. 3 BED DWELLING WITH INTEGRAL GARAGE AND NEW ACCESS ONTO SALTERNS CLOSE

1 SALTERNS CLOSE, HAYLING ISLAND, PO11 9PL

Thank you for consulting the Environment Agency on the above planning application which we received on 21 June 2016.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the finished floor levels, as detailed in the Flood Risk Assessment submitted with this application, are implemented and secured by way of a planning condition on any planning permission.

Planning Condition(s):

Condition 1 – Implementation of Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Ref W01298 (April 2016) by Scott White & Hookins and the following mitigation measures detailed within section 6.1.1 of 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

- 1. To reduce the risk of flooding to the proposed development and future occupants.**

This condition is in line with paragraphs 102 and 103 of the National Planning Policy Framework, Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Core Strategy March 2011.

Advice to Local Planning Authority (LPA) / Applicant:

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].

Environmental Permit

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.

Temporary or permanent works may require an Environmental Permit if they are:

- In, under, over or within 8m of the Main River.
- In, under, over or within 16m of a tidal river or sea defence

For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please contact your local Environment Agency FRA Permitting Office psohiow@environment-agency.gov.uk

If you have any queries regarding the information set out above please contact me on the details below.

^[1] NPPF Planning Practice Guidance, Section 23 paragraph 059 'Flood resilience and flood resistance'.
Cont/d..

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

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