

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

Our ref: HA/2016/118147/01-L01
Your ref: APP/16/00356
Date: 06 May 2016

Dear Sir/Madam

**ERECTION OF 4NO. 1 BEDROOM SELF CONTAINED APARTMENTS WITH
ASSOCIATED CYCLE
AND BIN STORAGE**

**LAND ADJACENT TO BEN HALL, HAMBLEDON ROAD, WATERLOOVILLE, PO7
6XB**

Thank you for consulting the Environment Agency on the above planning application which we received on 18 April 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) Flood Risk Assessment produced by OPUS International Consultants (UK) Ltd dated February 2014 and subsequent letter dated January 2015 (ref E-F1421.00/APT) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 37.25m above Ordnance Datum (AOD).

Reason

To ensure that the development and its occupants remain safe over the lifetime of the development. 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 and policy CS15 Flood and Erosion Risk of the Havant Borough Council Core Strategy March 2011.

Advice to Applicant / Local Planning Authority:

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

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.

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].

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

Direct dial 020 8474 5888

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

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