

Havant Borough Council
Planning Policy & Urban Design
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2016/118049/01-L01
Your ref: APP/16/00195
Date: 01 April 2016

Dear Sir/Madam

**DEMOLITION OF EXISTING BUILDING AND REMOVAL OF EXISTING STATIC
MOBILE HOME. CONSTRUCTION OF 1NO. 3 BEDROOM SINGLE STOREY
DWELLING AND PROVISION OF ON-SITE PARKING**

67 SOUTHWOOD ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9PT

Thank you for consulting the Environment Agency on the above planning application which we received on 16 March 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) dated November 2015, ref PJ/B compiled by Peter McMahon and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 4.7 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 ensure that the proposed development remains safe over its lifetime. 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 Local Planning Authority

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

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

Flood Resilience

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. Nor does the Environment Agency comment on the suitability of proposed flood resistance and resilience measures. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Advice to the Applicant

Under the terms of the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures within 15 metres of the landward side of any sea defences. You are advised to contact the local Environment Agency office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

Direct dial 020 8474 5888

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