

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

Our ref: HA/2015/117809/01-L01
Your ref: APP/15/01406
Date: 08 January 2016

Dear Sir/Madam

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 which we received on 23 December 2015.

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

The submitted FRA does not therefore; provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

- 1. Indicate flood levels or floor levels in relation to metres above ordnance datum (mAOD)*
- 2. State the expected internal and external flood depths to the proposed development*

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
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comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to the Local Planning Authority

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.

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.

Advice to the Local Planning Authority and Applicant:

Flood Risk

The proposed development is located in flood zone 2. Whilst the submitted FRA states that finished floor levels will be raised by 600mm relative to the existing floor levels, the FRA itself provides no assessment of:

- Predicted flood levels
- Finished floor levels in relation to mAOD
- Predicted internal and external flood depths to the proposed development

Without this information it is not possible to adequately the flood risk to the proposed development.

Flood Risk information for the site is available from the Environment Agency's Customers & Engagement team at a charge through ssdenquiries@environment-agency.gov.uk. You may wish to request a product 4. More information on the requirements of a flood risk assessment and data available from the Environment Agency is available here: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

Direct dial 01794 834 586

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