

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

Our ref: HA/2015/116706/01-L01
Your ref: APP/15/00008
Date: 25 February 2015

Dear Sir/Madam

CONSTRUCTION OF 1NO. 4 BED DETACHED HOUSE

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

Thank you for consulting the Environment Agency on the above application, which was received on 9 February 2015.

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 be attached to any planning permission granted in order to make the development acceptable:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Finished Floor Levels are set to no lower than 5.33mAOD

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 development and its occupants remain safe over its lifetime

Advice to Local Planning Authority / Applicant

Environment Agency data suggests that the predicted still water levels for the proposed development site in 2115 are approximately 4.4mAOD. The applicant proposes finished

floor levels of 5.33mAOD. This shows that suitable freeboard allowance is provided and so the Environment Agency has no objection to the proposals.

The Planning Practice Guidance to the NPPF (Paragraph 057) places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please note 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.

However, your emergency planners may wish to consider if there is a need for a flood warning and evacuation plan as although the development will offer safe refuge, the main access to the site is located in Flood Zone 2.

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

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

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