

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

Our ref: HA/2014/116055/01-L02
Your ref: APP/14/00728
Date: 22 August 2014

Dear Sir/Madam

**OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING DWELLING AND
THE CONSTRUCTION OF 4NO. DETACHED DWELLINGS, WITH ALL MATTERS
RESERVED**

110 HAMBLEDON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7 6UT

Apologies, the incorrect advice was issued within our response sent on 21 August 2014. Please find our amended response below.

Thank you for consulting the Environment Agency on the above application, which was received on the 15 August 2014.

Environment Agency Position

We can confirm that the Environment Agency has no objections to the proposal as submitted.

Advice to the Local Planning Authority / Applicant

The site is located in Flood Zone 2 as defined by the National Planning Policy Framework (NPPF) as having a medium probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments on this proposal.

It is, however, a requirement of the NPPF that any planning application submitted for development within Flood Zone 2 is accompanied by a Flood Risk Assessment (FRA).

We would recommend that the FRA has demonstrated the following as a minimum:

- That all sources of flooding have been considered. This includes tidal, river, surface water, groundwater and infrastructure failure. Even though the site is

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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situated within a medium Flood Risk Zone, localised flooding can still occur from sources such as rising ground water levels, nearby ditches and watercourses, burst water mains, road drains, run-off from hillsides, sewer or drainage system overflows etc.

- Predicted flood levels should be provided, and finished floor levels set above this level. Where predicted flood levels are unknown, we would recommend that for new development finished floor levels be set above existing ground level.

We would also recommend that other forms of mitigation are provided and could include:

Flood Proofing

We recommend that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood resilient and resistant measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Whilst we encourage the provision of such measures, the approval or otherwise of these lies with the Local Planning Authority in consultation with relevant specialists.

Additional guidance can be found in the Communities and Local Government Publication 'Improving the Flood Performance of New Buildings: flood resilient construction', which is available at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Further guidance is also available on our website at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-resilience-and-flood-resistance/>

Flood Warning and Evacuation

We do not normally comment on or approve the adequacy of flood emergency response and evacuation 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 the occupants/users.

Within the Planning Practice Guidance, Paragraph 57 states that consultation should take place with the authority's emergency planning staff to ensure that evacuation plans are suitable. Flood warning and evacuation plans will need to take account of the likely impacts of climate change. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

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

Yours faithfully

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Planning Advisor, Environment Agency

Direct dial 01794834590

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