

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

Our ref: HA/2014/115775/02-L01
Your ref: APP/14/00510
Date: 07 July 2014

Dear Sir/Madam

DEMOLITION OF THE SINGLE STOREY SHOP, TWO-STOREY OFFICE BUILDING AND ASSOCIATED OUTBUILDING AND THE BOATYARD. ERECTION OF 4NO. HOUSES (3X 3NO. BEDROOMS AND 1X 2NO. BEDROOMS) FRONTING ONTO QUEEN STREET AND ASSOCIATED PARKING AND ERECTION OF AN APARTMENT BUILDING (4 X 2NO BEDROOMS AND 1 X 3NO. BEDROOMS) FRONTING ONTO TO THE MILL POND WITH ASSOCIATED PARKING

DOLPHIN QUAY, QUEEN STREET, EMSWORTH

Thank you for consulting the Environment Agency on the above application, which was received on 24 June 2014.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework (NPPF) if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission granted:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by OPUS International Consultants (UK) Ltd, dated 11 May 2014 and the following mitigation measures detailed within the FRA:

- 1. No habitable use of the development to occur below 4.8mAOD**

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 and its occupants remain safe over its lifetime.

Advice to the Local Planning Authority / Applicant

The local planning authority (LPA) must be aware that the ground floor levels of the proposed development could be exposed to internal flood depths of up to 0.9m and must be satisfied that buildings will be able to withstand this.

The development is at risk of flooding during extreme tidal flood events, during which safe access and egress may not be possible. The applicant is proposing to rely on a flood warning and escape plan. 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. The Technical Guide to the NPPF (Paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

The applicant proposes to construct defences initially to the 2054 flood levels that have the capacity to be adapted to 2115 flood levels. Whilst we welcome the proposed improvement it is not clear when the wall will be raised, or where the responsibility for this will sit.

The applicant has stated that they will contribute to, and facilitate as far as he is reasonably able to, the construction and delivery of the offsite elements of the Queen Street coastal defence scheme. Therefore, the proposed development offers a valuable opportunity to facilitate delivery of a flood defence scheme that would reduce tidal flood risk to an existing community that may not receive sufficient central government funding to meet its full cost.

The LPA should be aware that whilst this intended contribution is welcomed, detailed discussions are still required to confirm this and no legal agreements are currently in place. At this stage there is still a risk that despite the potential contribution it is not possible to unlock sufficient central government funding to guarantee the implementation of the wider flood defence scheme.

Flood Defence Consent

Under the terms of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 15 metres on the landward side of any sea defence. This consent is in addition to planning permission.

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

Yours faithfully

Miss Verity Giles
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