

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

Our ref: HA/2012/112730/02-L01
Your ref: APP/13/00380
Date: 16 May 2013

Dear Sir/Madam

DEMOLITION OF EXISTING DETACHED FOUR BEDROOM TWO STOREY HOUSE AND CONSTRUCTION OF A REPLACEMENT FOUR BEDROOM TWO STOREY HOUSE WITH ATTACHED GARAGE. AMENDED APPLICATION AS APPROVED UNDER APP/12/00052 TO INCLUDE INSTALLATION OF ROOF MOUNTED PHOTOVOLTAIC PANELS.

5 WARREN CLOSE, HAYLING ISLAND, PO11 0HP

Thank you for consulting the Environment Agency on the above application, which was received on 9 May 2013.

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.

Planning Condition:

The Environment Agency requests that the following condition be attached to any planning permission granted, and that details in relation to this condition (and on which the Environment Agency would wish to comment) be submitted to and approved by the Local Planning Authority:

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (within the Design and Access Statement by Jeffrey Douglas Chartered Architect, dated April 2013) and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels are set no lower than 4.00 metres above Ordnance Datum (AOD).**

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Advice to the Local Planning Authority / Applicant

As the planning application is for the replacement of an existing dwelling we have no objection to the proposals.

We would like to make it clear, however, that this does not imply that the site will remain entirely safe from flooding across the development lifetime, this is assumed to be 100 years for residential properties. It is likely that safe access and egress away from the property will not be possible during a flood event, and that essential services could be disrupted. It is also possible that internal flooding to the accommodation could occur during the design event.

If a safe access and egress route cannot be provided, the Planning Policy Statement 25 Practice Guidance (PPS25) advises that the Emergency Services should be consulted during the consideration of planning applications where emergency evacuation requirements are an issue. We would strongly recommend that a flood management plan is produced, to ensure that the occupants of the proposed dwelling are enrolled with the Environment Agency's flood warning service Floodline, and that appropriate evacuation procedures are in place should a flood warning be issued. In line with Paragraph 7.29 of the Practice Guide, the LPA is accountable via planning condition or agreement to ensure that plans are suitable. This should be done in consultation with local authority emergency planning staff.

Informative

We would encourage the applicant to enrol the property onto the Environment Agency's free flood warning service, Floodline, and develop an evacuation plan to reach higher ground if they have not already done so. This will contribute to the health and safety of residents and improve their preparedness should a flood event occur. Please contact Floodline for more details, on 0845 988 1188, or by visiting www.environment-agency.gov.uk/floodline.

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing 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. Further information on floodproofing can be found in the CLG document 'Improving the Flood Performance of New Buildings: Flood Resilient Construction', a copy of which is available to download at <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

Yours faithfully

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