

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

Our ref: HA/2013/114202/01-L01
Your ref: APP/13/00190
Date: 28 May 2013

Dear Sir/Madam

DEMOLITION OF EXISTING 2 BED DETACHED BUNGALOW. CONSTRUCTION OF REPLACEMENT 1NO. 2 BED BUNGALOW AND EXTERNAL DECKING AREA TO REAR.

28 THE KENCH, FERRY ROAD, HAYLING ISLAND, PO11 0DF

Thank you for consulting the Environment Agency on the above application, which was received on 16 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 (LPA):

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), dated February 2013 and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels of the residential units are set no lower than 4m above Ordnance Datum (AOD), as specified on page 7 of the FRA.**
- 2. Flood Resilience measures are applied as per page 8 of the FRA**
- 3. The Environment Agency's Flood Warning service is signed up to as per page 8 of the FRA**

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

Advice to Local Planning Authority / Applicant

As the application is for the replacement of an existing dwelling we do not have an objection to permission being granted.

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 PPS25 Practice Guide 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.

If you have any questions 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