

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

Our ref: HA/2011/111966/03-L01
Your ref: APP/12/00385
Date: 14 May 2012

Dear Mrs Lealan

DEMOLITION OF EXISTING 5 BED DETACHED DWELLING AND GARAGE. CONSTRUCTION OF REPLACEMENT 4 BED DETACHED, TIMBER FRAME DWELLING CLAD WITH CEDAR SHINGLES; REPLACEMENT TWO STOREY GARAGE, BOAT LOFT AND NEW SLIP WAY AND SEA DEFENCES. (REVISED APPLICATION.)

LANGNESS, WOODGASTON LANE, HAYLING ISLAND, PO11 0RL

Thank you for consulting the Environment Agency on the above application which was received on 25 April 2012.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure as detailed in the letter submitted to the Environment Agency, dated 17 August 2011 is implemented and secured by way of a planning condition on any Planning Permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the following mitigation measures detailed within a letter to the Environment Agency dated 17 August 2011:

- **Finished floor levels are set no lower than 4.273 m above Ordnance Datum (AOD).**

The mitigation measure 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 reduce the risk of flooding to the proposed development and future occupants.

Advice to Local Planning Authority / Applicant

The existing and proposed replacement dwellings are located in tidal flood zone 1. However, when considering the impacts of climate change and predicted sea level rise the proposed dwelling will fall within tidal flood zone 3, within its lifetime.

It is accepted that the proposed dwelling is a replacement of an existing residential dwelling and there will be no increase in the number of units or bedrooms. However, it is considered necessary to specify a finished floor level to ensure that flood risk to the new building will be no greater than the existing. The information relating to the Finished Floor Level (FFL) of the new property was provided to the Environment Agency by a letter from the applicant dated 17 August 2011, in response to an objection to a previous planning application on this site. The information provided in relation to the residential dwelling in this current planning application appears to be unchanged and therefore the required FFL's is considered appropriate.

We recommend that consideration be given to the use of flood proofing measures to reduce the impact of flooding if it occurs. Flood proofing measures 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. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

The applicant is advised that under the terms of the Land Drainage and Sea Defence Byelaws the prior written permission of the Environment Agency will be required for any works to the existing sea defences at the site. It is noted that remedial works are being proposed and will increase the height of the defences to approx. 3.3mAOD in line with adjacent areas, the principle of which is accepted by the Environment Agency. The requirement for Environment Agency consent is separate from and in addition to any planning permission required for the works.

The applicant is advised to contact Rob Waite, at the Environment Agency, on telephone number 01962 764897 to discuss the procedure for submitting a consent application.

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

Yours sincerely

Miss Verity Giles
Planning Liaison Officer

Direct dial 01962 764860

Direct e-mail verity.giles@environment-agency.gov.uk