

Ark Environmental Consultancy Limited
49 Rosaville Road
Fulham
London
SW6 7BN

March 2021

To whom it may concern,

Re: 16 Selborne Avenue, Havant, PO9 4PX

Introduction

We are the appointed flood risk and drainage consultants as part of the new 16 Selborne Avenue, Havant, PO9 4PX (the "subject site") project team. We have comprehensive experience of working with clients and council officers in order to demonstrate a scheme can indeed pass the NPPF Sequential and Exception Tests where it is appropriate in policy and legislation terms to do so.

The site location is provided in Appendix A.

The story so far:

1. A full application for a new dwelling was submitted (APP/20/00302) which was an amended resubmission of a previous withdrawn application (APP/19/01254)
2. This was accompanied by a Flood Risk Assessment & SUDS report and an Exception and Sequential Test report (undertaken by others)
3. The EA approved the FRA (no objections and recommended standard conditions: see Appendix A)
4. Southern Water had no objections and recommended standard conditions (Appendix A)
5. The council refused the application using the Sequential Test and Exception Test

Council's refusal using the Sequential Test

6. The council agreed with the Sequential Test report provided by the previous consultants but their refusal was in relation there being one single exception site:
"one site that meets the search parameters and could be a suitable alternative:
the Forestside Avenue parking area (site L146)"

Council's refusal using the Exception Test

7. The council cited the following in the report for the refusal on Exception Test grounds:

"I accept that the development is an area well served by facilities and services. While this is a sustainability benefit over other sites that may not have such access, it is not a benefit that the development is providing to the community, which would outweigh the flood risk; Further the report places strong reliance on the scheme boosting the supply of homes, sustaining local schools and creating a significant number of jobs. I do not consider that any of these sustainability benefits can be reasonably attributed to a one dwelling scheme. I am therefore unable to conclude that the exception test has been passed."

Purpose of this Addendum

We have worked with the architects to further enhance the overall sustainability of the scheme. We also provide further support for why this scheme can be deemed to pass the Sequential and Exception Test.

In summary:

1. The sequential test addendum we provide goes further to provide the relevant evidence that there are no reasonably available alternative sites
2. We agree with the council that the majority of the arguments used by the previous consultants for the Exception Test are not relevant
3. However, our redesigned scheme can now demonstrate that there are sustainability benefits that can be attributable to this single dwelling scheme and our assessment of the sustainability credentials are relevant
4. Critically, our scheme demonstrates that without this scheme, the benefit and reduction in flood risk overall from 2 dwelling plots, not just 1, would not be realised; this is a tangible and relevant betterment for the community
5. This is fully supported below

Existing FRA & SUDS and Sequential Test remain valid

The following reports used for the previous application remain valid.

- Flood Risk Assessment - 72330R1 dated 2019-11-07 (GeoSmart Information Ltd)
- FLOOD RISK SEQUENTIAL EXCEPTION TESTS-1385223 (GeoSmart Information Ltd)
- GEOSMART RESPONSE STATEMENT RE SEQUENTIAL & EXCEPTION TESTS 1391704 (GeoSmart Information Ltd)

This addendum augments the existing valid reports by providing the necessary design and assessment response to the council objections to the previous application because:

- a) We have changed the designs
- b) We have assessed the sequential approach in greater detail and in light of circumstances which have altered the policy position

Sequential Test Addendum

The Sequential Test undertaken by others remains valid.

The council's local plan has not changed and the allocation sites remain the same.

Thus there is still the potential "one site that meets the search parameters and could be a suitable alternative: the Forestside Avenue parking area (site L146)"

However, there is legitimate critical analysis required, given the very finite approach taken by the council in their refusal, as to why the reasonable alternative is in fact not reasonable.

There are two elements to this:

1. How is L146 not a reasonable alternative, quantitatively and in accordance with council and Sequential Test policy
2. What other evidence needs to be considered in terms of reasonableness

1. How is L146 not a reasonable alternative, quantitatively and in accordance with council and Sequential Test policy

We have undertaken a review of Site L146 in terms of the setting and available background data on the site:

- a. A simple 360 degree visual review of this site demonstrates that it is overlooking adjacent residential dwellings directly and in close proximity on the eastern and southern boundaries
- b. This would require any dwellings on this site to likely not have windows on those respective elevations, which brings into question the suitability of internal daylighting / requirements for specialised internal arrangements
 - i. The scheme being proposed on the subject site is a simple extension to an end of terrace which replicates a standard internal layout and has the appropriate amenity, bin, cycle and parking areas
- c. A scheme on this site would likely require a novel design response in order to be compliant
- d. The direct and close overlooking may in fact render the site not deliverable: it is not possible to connect a new dwelling on this site adjacent to the existing terraces to the north of the site due to the principal side entrance point on that property
- e. Daylight & Sunlight external impact challenges would require an assessment not required for the subject site
- f. 8 car park spaces (6 minimum) would need to be re-allocated to kerbside which would require the client to undertake a traffic and parking assessment that is not required for the subject site
- g. Critical: It is written in the policy section for LP2 in which the L146 allocation is found, that there will indeed need to be parking displacement assessments undertaken for all the sites within LP2 ("Appropriate level of car parking survey undertaken to establish existing level of use and the capacity for parking to be reprovided on site, or in the vicinity of, the site")

The above reasons indicate that there is sufficient evidence to support the fact that there are indeed no reasonable alternative sites for our scheme.

It is considered the Sequential Test can be passed for the subject site.

2. What other evidence needs to be considered in terms of reasonableness

Based on the evidence provide to the council for the previous application, the council refused one new dwelling on the grounds of one allocation site.

This in itself does not follow the spirit of the sequential test; considering the council's reliance on windfall sites and shortfalls on completions, the ability to state the 5 year allocations will all be delivered seems not to fit with the reasonableness of the subject site as a developable site for one dwelling; again, the EA did not object on flood risk grounds.

Housing Figures: post Covid and new government calculations

The housing figures have also been officially disputed given the often quoted modest 0.4% buffer identified in the SHLAA is now almost a year old (so will need to be updated for the current year).

Based on legitimate widely available construction and completions data / news, it is considered reasonable to assume this buffer is now no longer the case given the impacts of Covid on construction rates during 2020 / 21.

As a specific example, the temporary impact of the first lockdown on housebuilding rates was accepted by the Inspector in the Nine Mile Ridge appeal (reference APP/X0360/W/19/3238048) where the Inspector discounted 168 homes from the trajectory. It is therefore widely accepted that it is not an unreasonable assumption for most boroughs and specifically Havant, that the plan period completions as currently forecast are simply not achievable. This is not to say that COVID has made the site more appropriate as this is not the sole reason for the scheme being a suitable location for the development, but the grounds for refusal were based on the housing allocations and completions hence we provide this as evidence of why our site can be supported.

In addition, there is also the Government's "Standard Methodology v2" new requirement which is known to significantly increase the housing requirement for Havant. This could not be met by current or emerging allocations (reference Havant Borough Council representations on the White Paper Planning for the Future consultation dated 26 October 2020).

This gives further support for the development of the site to meet the Council's current/future housing need, notwithstanding the recent announcement that the methodology will be reviewed further as it can still be anticipated to result in increased housing figures to meet the Government's national targets. This would also comply with the stated objective in the NPPF to significantly boost housing supply (paragraph 59).

Exception Test Addendum & Scheme Changes

The scheme has been re-designed to incorporate the highest form of SUDS feasible and also maximise the porous and permeable areas for both the existing dwelling plot and the new plot.

How can the scheme demonstrate reducing flood risk overall and hence confirm wider sustainability benefits:

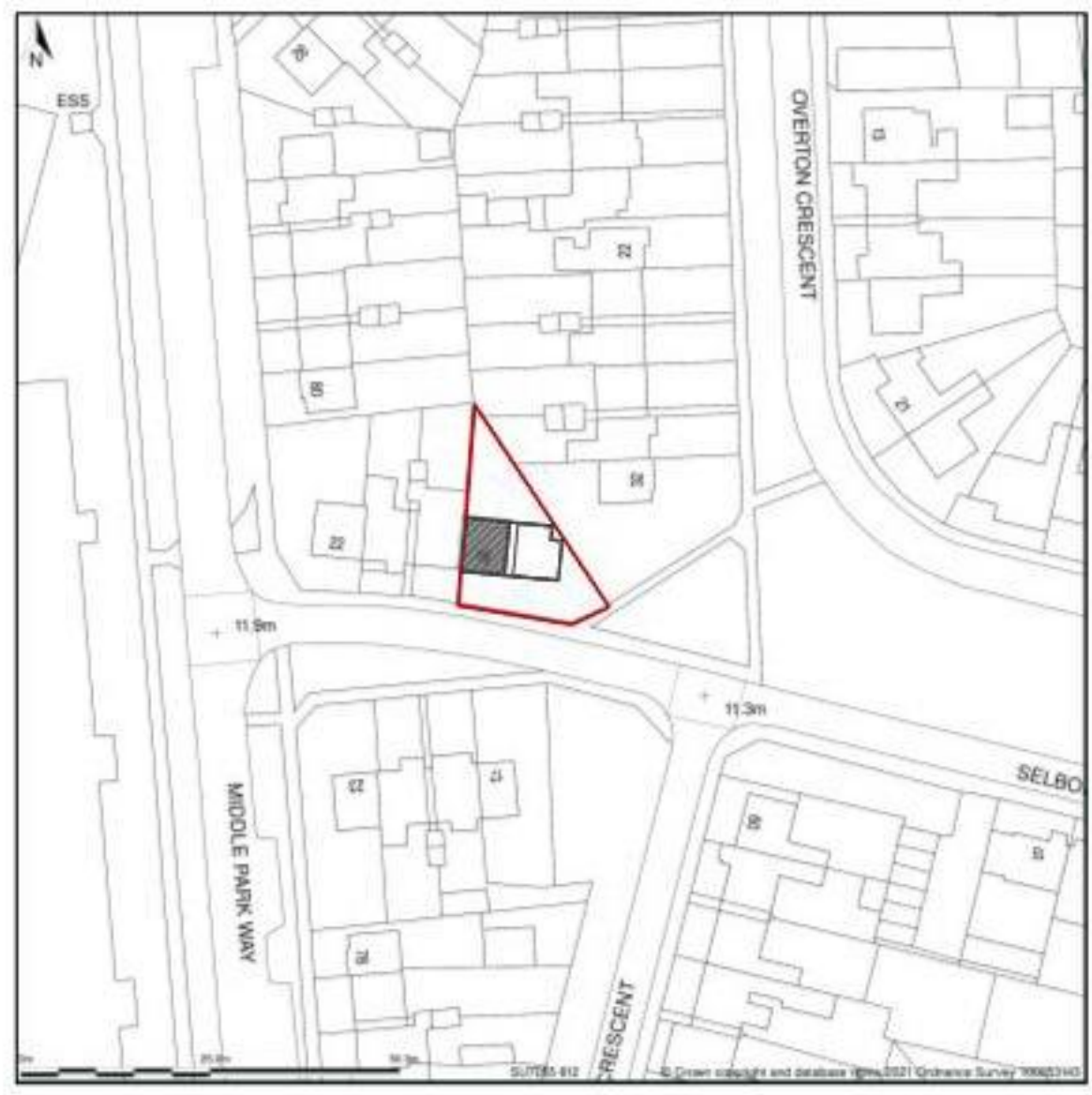
- a. Tangible: a deliberate change in the scheme to remove all existing hardstanding and replacing with oversized highest forms of SUDS to reduce the flood risk to neighbours (i.e. a tangible community benefit)
- b. A deliberate change in the scheme to address the council's requirements: apply the same approach for the existing dwelling: betterment for 2 plots that would not be realised without the scheme

Please refer to Appendix B for the SUDS Layout Addendum: the SUDS layout for the new scheme.

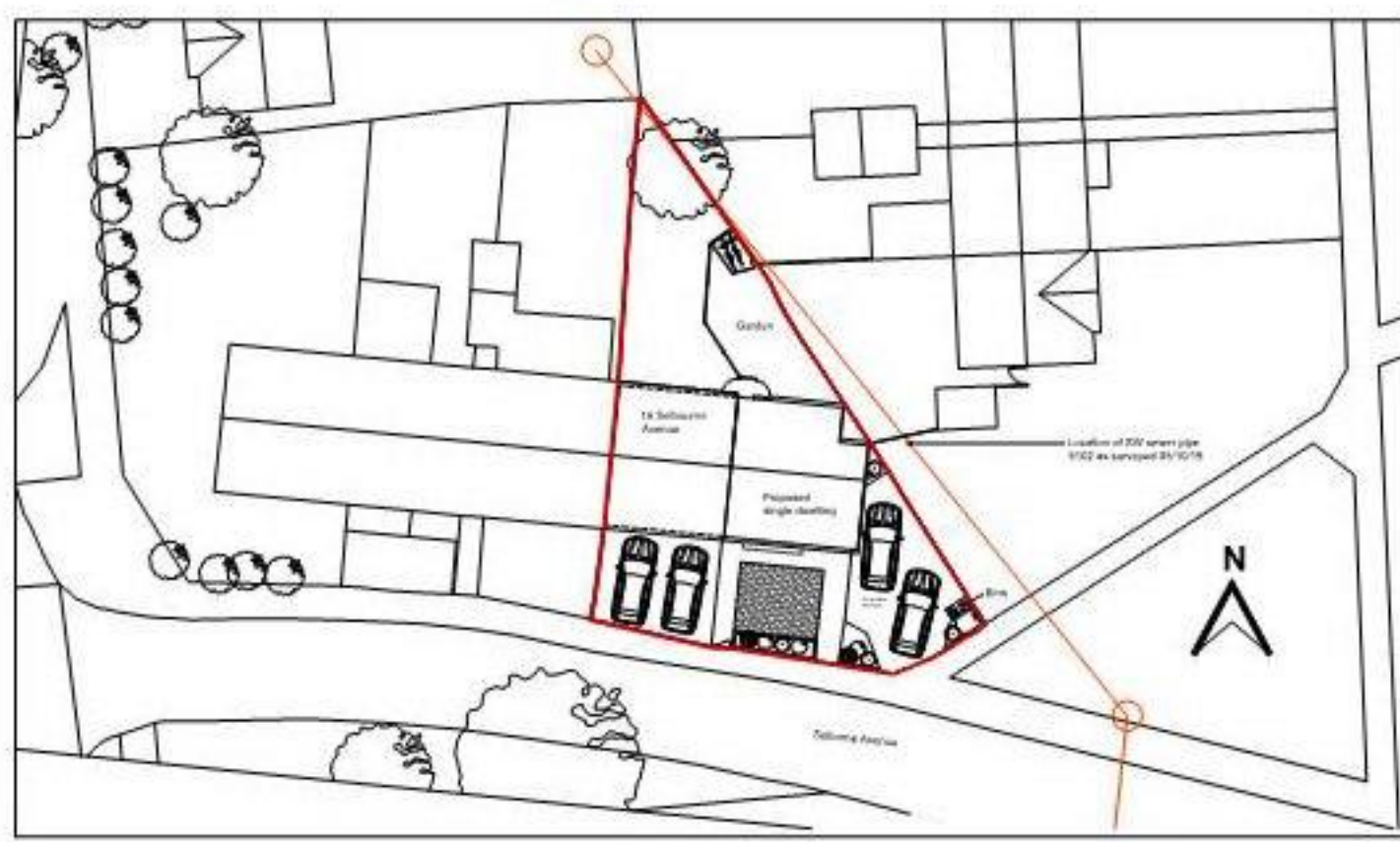
The site and scheme specific full planning Flood Risk Assessment and SUDS design conclusion remain valid and indeed this new scheme addresses, such that in conclusion, supported by the previous reports and EA approval:

It is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere, in fact reducing flood risk overall; it is therefore considered appropriate development in accordance with the NPPF/PPG.

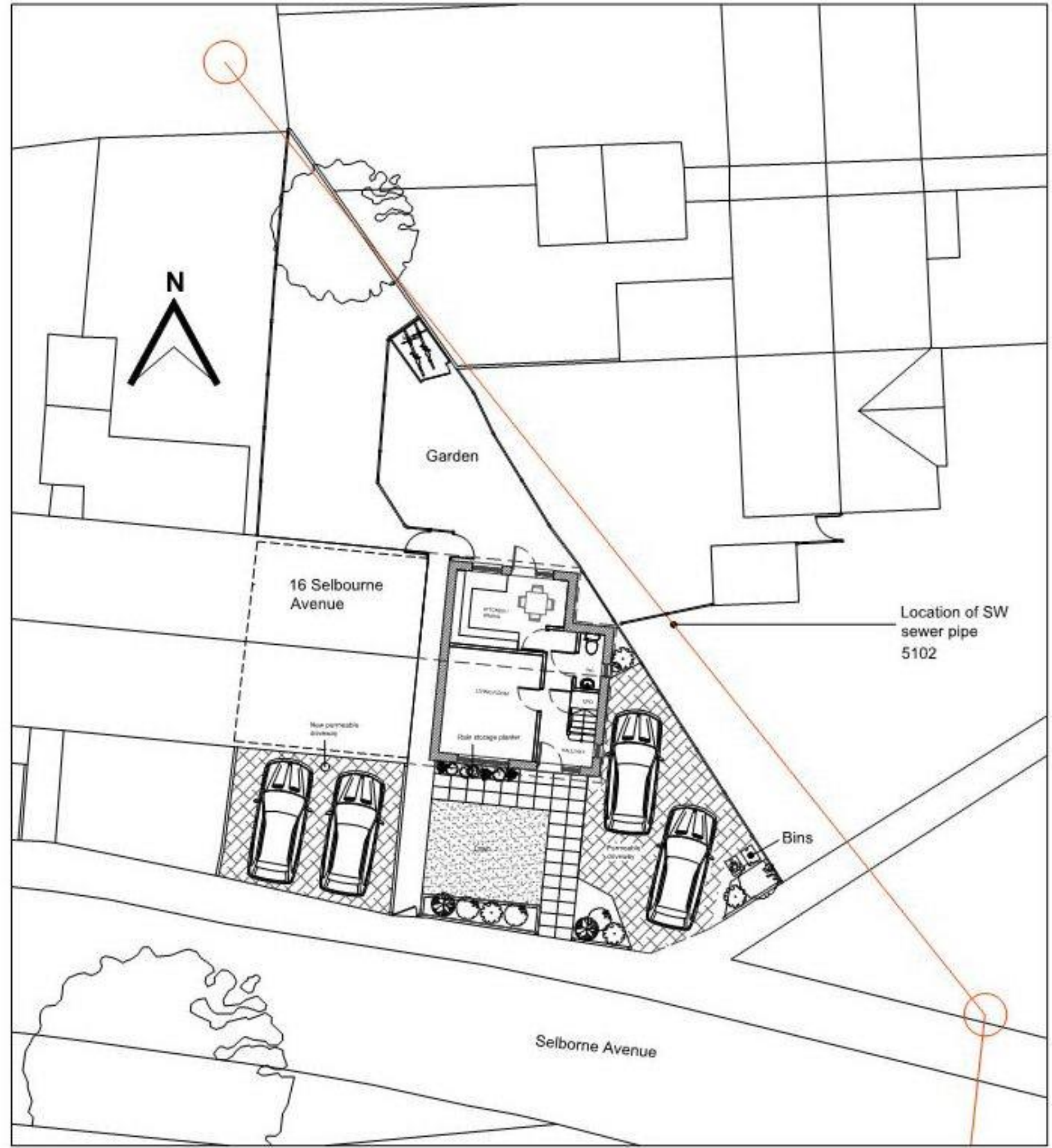
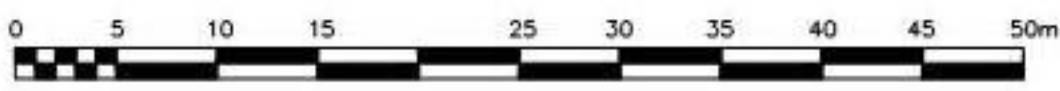
Appendix A



LOCATION plan
Scale 1:1250



BLOCK plan
Scale 1:500



SITE plan
Scale 1:200



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

Our ref: HA/2020/122190/01-L01
Your ref: APP/20/00302
Date: 21 April 2020

Dear Sir or Madam,

ERECTION OF 1NO. 3BEDROOM DETACHED DWELLING.

16 SELBORNE AVENUE, HAVANT, PO9 4PX.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 72330R1, dated 2019-11-07, by GeoSmart Information Ltd), and the following mitigation measures detailed therein:

- **Finished floor levels shall be set no lower than 12.80 metres above Ordnance Datum (AOD).**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

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

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525

Direct e-mail: anna.rabone@environment-agency.gov.uk



Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Your ref
APP/20/00302

Our ref
PLAN-032872

Date
07/05/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 1No. 3bedroom detached dwelling. (Revised).
Site: APP/20/00302: - 16 Selborne Avenue, Havant, PO9 4PX.

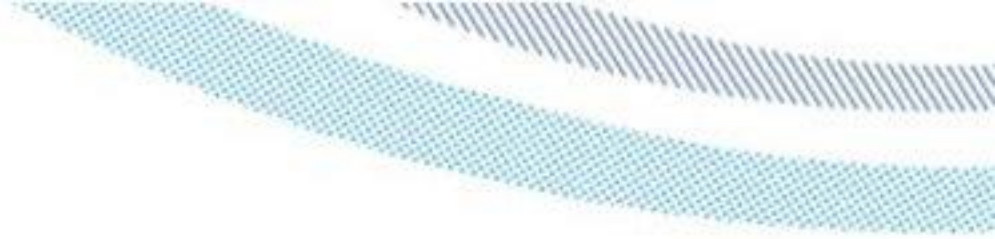
Thank you for your letter dated 17/04/2020.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:
southernwater.co.uk/infrastructure-charges

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.



For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

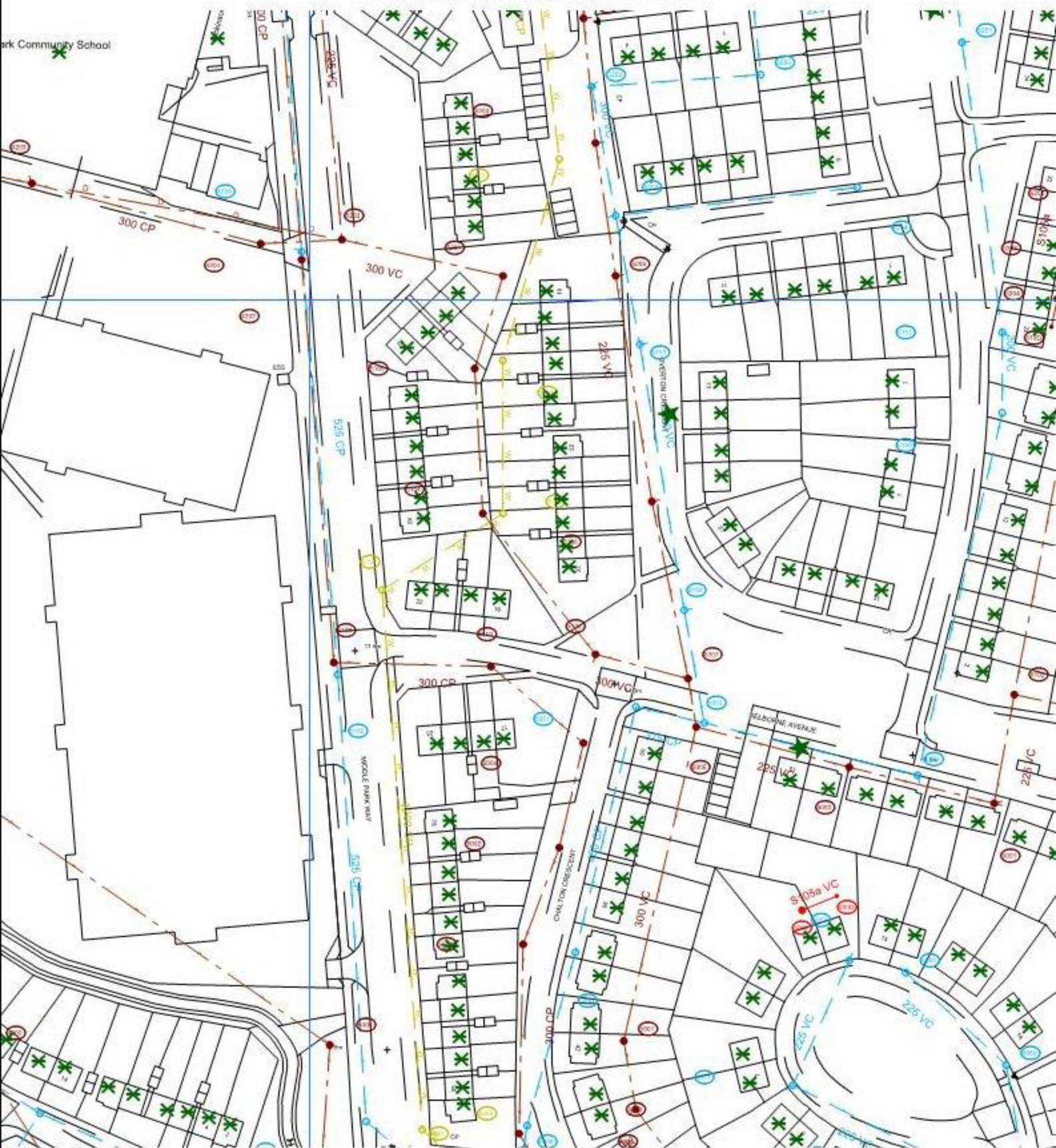
Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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Southern Water

O.S. REF: SU7008SE

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



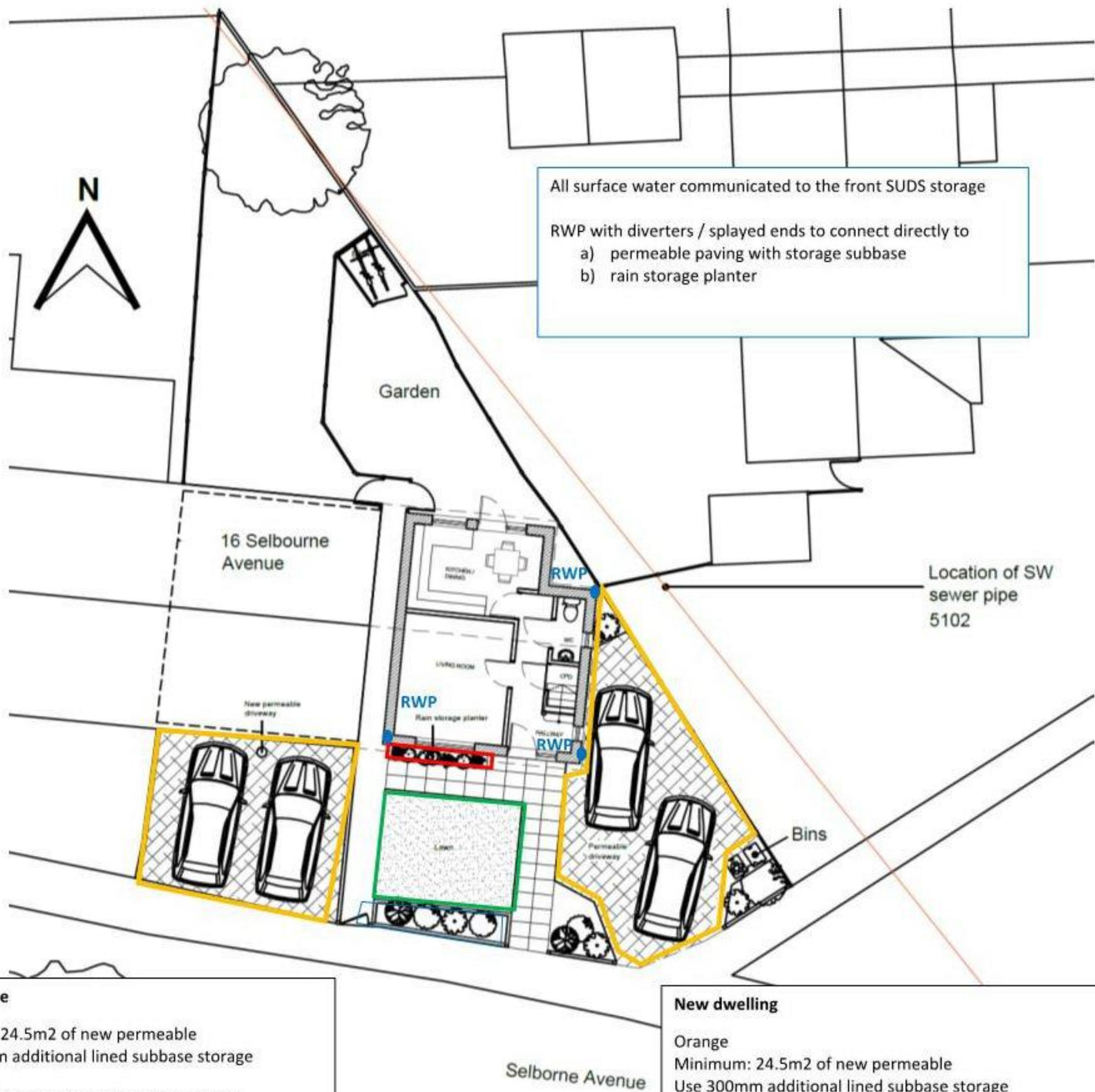
Printed By: kishoku

Date: 6-5-2020

Southern Water MapGuide Browser

Requested By:

Appendix B



16 Selborne

Minimum: 24.5m² of new permeable
 Use 300mm additional lined subbase storage
 = 7.35m³
 Assume 30% void space of granular angular
 = 2.205m³ of storage

New dwelling

Orange
 Minimum: 24.5m² of new permeable
 Use 300mm additional lined subbase storage
 = 7.35m³
 Assume 30% void space of granular angular
 = **2.205m³** of storage

Green
 Porous front Lawn area = c. 9.2m²

Blue
 Front rain garden bio-retention planter = 4.4m²
 Includes 0.2m void depth of storage = **0.88m³**

Red
 Rain storage planter with direct connection from RWP
 3.0m by 0.8m = 2.4m²
 Include 0.5m height void storage
 = **1.2m³**



Example Only:
Rain Garden / Planter Storage Specification

Example of Rainwater Diverter

