

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

Our ref: HA/2025/126475/01-L01
Your ref: APP/25/00028
Date: 27 January 2025

Dear Sir/Madam

ERECTION OF A GARDEN STUDIO.

33 ST JAMES ROAD, EMSWORTH, PO10 7DW

Environment Agency Position

We have no objection to the proposal as submitted.

Advice to Applicant/LPA

The proposed development falls within Flood Zone 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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