

REF: 8/1982/FLOOD2

7th October 2019

Appended document(s)

- 8-1982 191007 EA Product 4 Data.pdf

For the attention of Whomever it may concern,

RE: Full planning permission is sought for part-demolition of building 1000 and associated works, the erection of new flexible use industrial units and a new parking layout with associated works to layout and access. Langstone technology park, 2B Langstone Road, Havant, PO9 1SA

This letter is to be read as an addendum to Clancy Consulting Ltd letter (REF 8/1982/FLOOD 29th August 2019) which is a response to the Environment Agency (EA) letter (REF HA/2019/121531/01-LO1 dated 27th August 2019). This letter seeks to provide additional information regarding the objection in relation to the flood risk assessment submitted with the aforementioned application.

Additional level information after receipt of EA product 4 data

Since the prior letter submitted we have received additional level and modelling information regarding the river east of the proposed site.

As per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> (last updated 15th February 2019) the climate change allowance for the 'central' allowance category in the south-east river basin is 20%. This is equal to the modelling provided by the EA and therefore suitable for comparison to the proposed scheme.

The site is bounded on it's eastern border by a large embankment (indicated on the markup appended) with a crest height approximately 2.0m above the modelled river level. This will provide suitable protection from potential flood events for the site.

Environmental permit

We wish to briefly address the section titled 'Environmental permit' in the received letter from the EA. The following requirements were stated as requirements for a permit:

- Activities on or within 8m of a main river (16m if tidal)
- Activities on or within 8m of a flood defence structure or culvert (16m if tidal)
- Activities on or within 16m of a sea defence
- Activities quarrying or excavation within 16m of any main river, flood defence (including a remote defence) or culvert
- In a floodplain more than 8m from the river bank, culvert or flood defence structure (16m if it's a tidal main river) and you don't already have planning permission

Information received from the EA states that the river has no tidal influence and is completely fluvial alongside the site. The development therefore meets the above criteria.

Based on the information presented in the markup appended and previous communication, we believe that all queries raised in the letter reference HA/2019/121531/01-LO1 have been answered, that the proposed development is suitable for the location and the submitted flood risk assessment with the addendum letters provide suitable justification for the methodology used in the flood risk assessment.

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Should there be any queries please do not hesitate to contact me on 01603 305190

Kind regards

A handwritten signature in black ink, which appears to read 'C. Hardingham'.

Charles Hardingham
Civil Engineer
Clancy Consulting Ltd