

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

Our ref: HA/2019/121038/01-L01
Your ref: APP/18/01312
Date: 30 January 2019

Dear Sir or Madam,

DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF 1NO. 4BED DWELLING, GARAGE AND BOATSTORE. (REVISED APPLICATION).

24 BEACON SQUARE, EMSWORTH, PO10 7HU.

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

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

Environment Agency Position

We have **no objection** to the proposal as submitted.

Advice to the Applicant and Local Planning Authority

Flood Warning Service

All occupants of the building should sign up to the Environment Agency's Flood Warning Service. Further details about this service can be found on the gov.uk website - <https://www.gov.uk/sign-up-for-flood-warnings>.

Finished Floor Levels

The proposed development is located within tidal Flood Zone 1, an area where the chance of flooding has been assessed as less than 0.1% in any year (1 chance in 1,000 in any year). However, it is located immediately adjacent to an area within Flood Zone 3 (assessed as more than 0.5% in any year (1 chance in 200 in any year)).

The nearest current 0.5% tide level for this area is 4.6mAOD, taking the effects of climate change into account.

The building itself will be located just outside Flood Zone 3, and is therefore not considered to be at risk of inundation.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

We do recommend that the Applicant raises the finished floor levels of the new dwelling to a minimum of 4.45mAOD as submitted in the information accompanying the application (as set out in Section 2.3.1 Conclusion of the submitted document entitled 'DESIGN__ACCESS_STATEMENT-1150780'), as the development will be located immediately adjacent to Flood Zone 3.

However, please note that the tidal flood level for 2115, including climate change, is 4.6mAOD, and the Applicant may want to consider this when making a final decision on finished floor levels in order to account for future sea level rise and climate 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,

Mrs Sophie Brown
Sustainable Places Advisor

Direct dial: 02030 257250

Email: planningSSD@environment-agency.gov.uk