

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

Our ref: HA/2018/120587/01-L01
Your ref: APP/18/00695
Date: 6 August 2018

Dear Sir or Madam,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1 NO. 3 BED DWELLING. 36A WITTERING ROAD, HAYLING ISLAND, PO11 9SP.

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

The Environment Agency has no objection to the proposed development as submitted.

Advice to LPA/Applicant

The existing dwelling is located immediately adjacent to a section of Environment Agency flood defence wall. The proposed replacement dwelling is to be located in the same position as the existing dwelling but will extend by 1 metre to the east. The proposed replacement dwelling extends no closer to the flood defence wall than the existing building, and therefore we do not object to the proposals.

However, it is important that demolition and construction does not damage the defence, and we will expect to see details of the foundations and construction methodology as part of an application for a Flood Risk Activity Permit.

As the proposal is for the replacement of an existing dwelling with a footprint smaller than 250 square metres, minor extensions standing advice can be applied to this application. The 'Flood Risk Assessment Supporting Information' as submitted states that proposed finished floor levels will match existing levels. This is in accordance with flood risk standing advice.

The details and adequacy of flood proofing and other building level resistance and resilience measures are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development.

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 6 April 2016) as the applicant wants to carry out work within 8 metres of a flood defence structure.

For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. For any further advice, please contact your local Environment Agency FRA Permitting Office (psohiow@environment-agency.gov.uk).

A permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully,

Mrs Sophie Brown

Direct dial: 020 3025 7250

planningssd@environment-agency.gov.uk

cc Yeates Design and Architecture