

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

Our ref: HA/2018/120711/01-L01
Your ref: APP/18/00876
Date: 03 October 2018

Dear Sir/Madam

DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF 1NO. 4BED DWELLING, GARAGE AND BOATSTORE. 24 BEACON SQUARE, EMSWORTH, PO10 7HU

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

We have **no objection** to the proposed development as submitted.

Advice to Applicant/LPA

All occupants of the building should sign up to the Environment Agency's Flood Warning Service.

The proposed development is located within tidal Flood Zone 1 - an area where the chance of flooding from rivers 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 Flood Zone 3 (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. However, the building itself will be located just outside FZ3 and is therefore not considered to be at risk of inundation.

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 FRA 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 might want to consider

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

Cont/d..

this when making a final decision on FFL in order to account for future sea level rise and climate change.

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
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk