

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

Our ref: HA/2017/119963/02-L01
Your ref: APP/17/01245
Date: 8 February 2018

Dear Ms Crawford

Single storey car port with annex in roof space above, all to replace existing car port in rear garden

22 Manor Close, Havant

In our previous comments on the above application (EA ref. HA/2017/119963/02-L01, dated 12 December 2017) we objected to the proposed development as it had not been demonstrated, via a site-specific Flood Risk Assessment (FRA), that the development was safe for its lifetime.

The applicant has since submitted a revised FRA (dated 19 January 2018). We have reviewed the FRA and have the following comments.

Environment Agency Position

We can **remove our objection** to the proposed development, as amended.

Fluvial flood risk

The site is located within fluvial Flood Zone 2 of our Flood Map. This indicates land with a medium probability (1 in 1000 year) of flooding from the Lavant Stream, in accordance with the national Planning Practice Guidance (PPG) (ref. 7-065-20140306).

The revised FRA provides flood levels for the site, and states that by comparing with the surveyed site levels, the first floor residential accommodation would be approximately 2m above the 1 in 1000 year extreme flood level.



This is considered to provide a more than adequate freeboard to account for the uncertainties regarding the impacts of climate change on flood risk at this location, in the absence of detailed flood modelling.

Therefore, we are satisfied that the development has been appropriately designed to avoid fluvial flooding in the design flood event (1 in 100 year) over its lifetime.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr David Griggs
Planning Advisor

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cc Parnell Design Partnership LLP