

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

Our ref: HA/2018/120172/02-L01
Your ref: APP/18/00071
Date: 08 May 2018

Dear Sir/Madam

**PROPOSED NEW FACTORY AND WOOD CHIP STORE AND ASSOCIATED
WORKS FOR B1, B2
AND B8 USE. PLOT 2, HERMITAGE PARK, HARTS FARM WAY, HAVANT, PO9
1FA**

Thank you for consulting the Environment Agency on the above application, which was received on 20 April 2018. We have reviewed the submitted plans and documents relevant to our remit, and have the following comments to make.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development as a part of the site proposed to be built on is located in tidal Flood Zone 3.

In particular, the submitted FRA fails to:

- Provide site specific fluvial flood levels for the proposed development (1 in 100 years)
- Take the impacts of climate change into account
- Demonstrate how flood storage will be compensated for a 1 in 100 year fluvial flood event.

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

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Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to applicant

We do not prepare or provide FRAs. However, our customers and engagement team can provide any relevant flooding information that we have available. Please contact SSD Enquiries under SSDEnquiries@environment-agency.gov.uk. We suggest requesting Product 4 which includes flood zones, defences and storage areas, areas benefiting from defences, statutory main river designations, historic flood event outlines and more detailed information from our computer river models. Please find attached the link for more precise information: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#get-information-to-complete-an-assessment>

Your local planning authority should have undertaken a strategic flood risk assessment (SFRA), where information on flood risk locally, which may inform your FRA, has been collated. Please contact your local planning authority to determine what information may be available.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk