

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

Our ref: HA/2017/119963/01-L01
Your ref: APP/17/01245
Date: 12 December 2017

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

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted plans and information 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.

Reasons

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 FRA submitted with this application does not comply with the requirements set out in the PPG (ref. 7-065-20140306). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:



1. Provide site specific flood levels and finished floor levels for the proposed development, including taking account the climate change allowances for planning;
2. Demonstrate how people will be kept safe from flood hazards identified;
3. Consider the effect of a range of flooding events including extreme events on people and property;
4. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

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 recommend that the applicant reads the guidance in the PPG and on Gov.uk to ensure that any resubmitted FRA is adequate:

- PPG FRA Checklist
<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/>
- DEFRA/ EA guidance on FRA for planning applications
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>
- Link for requesting information to complete an FRA
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#get-information-to-complete-an-assessment>

Our customers and engagement team can provide any relevant flooding information that we have available. We suggest requesting a '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.

Requests for information should be made to SSDEnquiries@environment-agency.gov.uk.

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.

Final comments

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.

If you are minded to grant permission against our advice, please contact me directly before making the formal decision. We would want to have the opportunity to understand the material considerations that outweigh our objection, and possibly make further representations or recommendations for conditions.

In accordance with the Planning Practice Guidance (ref. 20150415), please provide us with a decision notice, preferably an electronic copy, within 2 weeks of a decision being made, or application withdrawn.

If the applicant would like any further detailed advice in connection with overcoming this objection, we can offer our planning advice service.

As part of this cost recovered service, we provide a dedicated project manager to coordinate bespoke advice from the relevant technical experts at the Environment Agency, e.g. on reports, plans or other evidence in support of the application.

This will provide greater confidence in our position on the development, and create space for dialogue, prior to continuing the more formal nature of the planning application process.

If you would like more information on the service, including a cost estimate, please contact us at planningssd@environment-agency.gov.uk

Yours sincerely

Mr David Griggs
Planning Advisor

Direct dial 02030 259625

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

cc Parnell Design Partnership LLP