

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

Our ref: HA/2017/119026/01-L01
Your ref: APP/16/01233
Date: 27 January 2017

Dear Sir/Madam

**REMOVAL AND REPLACEMENT OF EXISTING FIRST FLOOR STOREY.
CLADDING AND RENDER PROPOSED TO THE EXTERNAL WALL, DEMOLITION
OF EXISTING GARAGE AND ERECTION OF A NEW GARAGE TO THE FRONT
EAST SIDE OF THE DWELLING**

78 SOUTHWOOD ROAD, HAYLING ISLAND, PO11 9QF

Thank you for consulting the Environment Agency on the above planning application which we received on 13 January 2017.

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted; however, we request that the following planning condition(s) be attached to any planning permission granted in order to make the development acceptable. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Planning Condition(s):

Condition – Finished Floor Levels

The development permitted by this planning permission shall only be carried out in accordance with the approved 'Flood Risk Statement' (November 2016) and the following mitigation measures detailed within the FRA:

- **Finished floor levels (FFL) should be no lower than existing.**

The level of the existing must not be lower than 600mm above the 2115 flood level. The latest predicted 2115 flood levels (March 2016) for the site are 4.600mAOD.

The FFL should therefore be no lower than 5.120 mAOD.

Reason

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

To reduce the risk of flooding to the proposed development and future occupants in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Council Core Strategy 2011

Advice to Local Planning Authority / Applicant:

With regards to the above flood risk information we recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Consultation with Local Planning Authority building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

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