

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

Our ref: HA/2024/125883/01-L01
Your ref: APP/24/00293

Date: 14 May 2024

Dear Planning Officer,

ALTERATIONS, EXTENSION AND CHANGE OF USE TO THE SINGLE STOREY OFFICES, STORE AND GARAGE FROM B1A TO RESIDENTIAL. ALTERATIONS TO APP/21/01120 TO ALLOW FOR PEDESTRIAN ACCESS AND THE REALLOCATION OF PARKING.

FISCAL HOUSE, 2 HAVANT ROAD, EMSWORTH, PO10 7JE

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

As this development poses an unacceptable risk to life from flooding, we **object** to this application and recommend that planning permission is refused.

Reasons

The flood risk assessment (FRA) of the proposed development states 'all proposed bedrooms to be located on the higher floors of the property'. However, there is a ground floor bedroom shown on 'PROPOSED_PLANS_AND_WEST_ELEVATIONS-1922114.pdf' (dated 18.04.2024). We do not consider this a safe development from a flood risk perspective as such and are unable to condition sleeping accommodation to be from first floor upwards, as was indicated in the FRA.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life as highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised plans or FRA and we will respond within 21 days of receiving it.

Advice to the Local Planning Authority

We are aware that your Local Planning Authority may currently be subject to the 'presumption in favour of sustainable development'. Given our outstanding objection on flood risk/coastal change grounds we would like to highlight that in this case, as set out in NPPF footnote 7, the 'presumption in favour of sustainable development' should not apply as our objection provides a clear reason for refusal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial: 0203 0257 250

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