

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

Our ref: HA/2021/123171/02-L01
Your ref: APP/21/00353
Date: 16 August 2021

Dear Sir/Madam

**QUERY FROM LOCAL PLANNING AUTHORITY - ERECTION OF 1NO. 2BED
DWELLING 16 SELBORNE AVENUE, HAVANT, PO9 4PX**

Thank you for your query to the Environment Agency on the above application. We have reviewed the information submitted in relation to your query and set out our position below.

Environment Agency Position

In our written response HA/2021/123171/01, we stated that the proposed development would only meet the National Planning Policy Framework (NPPF) requirements for Flood Risk and Coastal Change if our planning condition requiring Finished Floor Levels to be set at 12.80AOD, as set out in the Flood Risk Assessment (FRA), was attached to any planning permission granted. We note that no update has been made to the FRA, however we have reviewed the additional information submitted.

We can see from the submitted information that the applicant proposes a SUDS system. It is our understanding that it is the responsibility of the Local Planning Authority to calculate whether the SUDS proposed will mitigate against the level of flooding in this case. However, our assessment, looking at the flood maps, is that the property will still likely flood to a 1 in 100 year plus 105% climate change allowance level of 12.50m AOD. Therefore, the SECTION_DRAWING-1514217 which shows a Finished Floor Level of 12.22m AOD would provide an inadequate level of mitigation, and would not meet the criteria of our condition or the National Planning Policy Framework (NPPF) requirements for Flood Risk and Coastal Change and would consequently likely result in an objection from the Environment Agency.

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

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

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

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