

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

Our ref: HA/2015/117077/01-L01
Your ref: APP/15/00511
Date: 27 May 2015

Dear Sir/Madam

**ERECTION OF 3NO. 3 BED HOUSES WITH ACCESS FROM HART PLAIN AVENUE
(RESUBMISSION OF APP/15/00187)**

LAND REAR OF 55-57 HART PLAIN AVENUE, WATERLOOVILLE

Thank you for consulting the Environment Agency on the above application, which we received 21 May 2015.

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 be attached to any planning permission granted in order to make the development acceptable and to meet the requirements of the National Planning Policy Framework (NPPF):

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 17 February 2015 by Gray Environmental Limited and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels are set no lower than 42.98m above Ordnance Datum (AOD).**

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Advice to Local Planning Authority / Applicant

The submitted FRA sets out the flood risk from all sources to the proposed development. It refers to the potential use of flood resilient and resistant measures including safe access and escape routes where required.

Please be aware that the Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures or accompanying development proposals, (including structural considerations where there is a reliance on refuge within buildings) as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

In all circumstances where resilient and resistant measures; and/or flood warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

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