

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

Our ref: HA/2014/116251/01-L01
Your ref: APP/14/00803
Date: 10 October 2014

Dear Sir/Madam

**SIDE AND REAR EXTENSION, ROOF EXTENSION AND CONVERSION, AND
DIVISION OF BUILDING AND PLOT INTO TWO SEMI DETACHED DWELLINGS**

22 HASLEMERE GARDENS, HAYLING ISLAND, HAMPSHIRE, PO11 9SD

Thank you for consulting the Environment Agency on the above application, which was received on 3 October 2014.

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:

The FRA submitted with this application does not comply with the requirements set out in Paragraph 103 of the National Planning Policy Framework and Paragraph 30 of the Planning Practice Guidance. 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. Demonstrate what the flood risk is to the proposed development and how this risk will be safely managed over its lifetime.**

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.

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

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.

Advice to the Local Planning Authority and Applicant

The proposed development is to convert the existing dwelling into 2 semi detached dwellings and thus needs to be treated as a new development. The number of people at risk on this site will increase as a result of the development, so the FRA needs to clearly demonstrate what this risk is and how it has been mitigated against.

In particular, the FRA needs to set out:

- What the flood risk to the site is at present day and in 2115
- Detail regarding any defences protecting the site including their type and crest level
- Existing and proposed finish floor levels of the development
- How any residual flood risk will be mitigated against should the existing defences breach or overtop.

The FRA will also need to demonstrate if there is safe access and/or safe refuge to the site so that the local planning authorities emergency planners can consider if this risk is acceptable during a flood event.

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