

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

Our ref: HA/2013/114744/01-L01
Your ref: APP/13/00816
Date: 30 September 2013

Dear Sir/Madam

DEMOLITION OF EXISTING 3 BED HOUSE AND CONSTRUCTION OF NEW 3 BED HOUSE

4 MILL LANE, LANGSTONE, HAVANT, PO9 1RX

Thank you for consulting the Environment Agency on the above application, which was received on 13 September 2013.

Environment Agency Position

We have no objection to the proposed development as submitted.

Advice to Local Planning Authority

As the proposal is for a like for like development and the proposed floor levels are a betterment on the existing situation we have no objection.

However, we have some concerns over the exact figures quoted in the Flood Risk Assessment (FRA), Page 5 of the Design and Access Statement. The floor level has been set at 450mm AGL (approx. 5.45m AOD). 5.45m AOD seems to be too high. It may be that this figure should actually be 5.45m ACD. Our data suggest that if the floor levels was set at 450mm AGL this would be approximately 3m AOD, which is equivalent to approximately 5.74m AOD.

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 your building control department is recommended when determining if flood proofing measures are effective.

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

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Additional guidance can be found on our website under 'Flood' in subjects, and then 'Prepare for flooding':

www.environment-agency.gov.uk

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>

The Department for Communities and Local Government publication, *Improving the flood performance of new buildings: flood resilient construction*, which can be viewed at:

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

If you have any queries regarding to 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