

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

Our ref: HA/2013/114202/02-L01
Your ref: APP/13/00190
Date: 03 June 2013

Dear Sir/Madam

AMENDED FLOOD RISK ASSESSMENT - DEMOLITION OF EXISTING 2 BED DETACHED BUNGALOW. CONSTRUCTION OF REPLACEMENT 1NO. 2 BED BUNGALOW AND EXTERNAL DECKING AREA TO REAR.

28 THE KENCH, FERRY ROAD, HAYLING ISLAND, PO11 0DF

Thank you for consulting the Environment Agency on the amended Flood Risk Assessment (FRA), which was received on 30 May 2012.

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:

Planning Condition:

The Environment Agency requests that the following condition be attached to any planning permission granted, and that details in relation to these condition (and on which the Environment Agency would wish to comment) be submitted to and approved by the Local Planning Authority:

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision A, dated May 2013 and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels of the residential units are set no lower than 3.6m above Ordnance Datum (AOD), as specified on page 7 of the FRA.**
- 2. Flood Resilience measures are applied as per page 8 of the FRA**
- 3. The Environment Agency's Flood Warning service is signed up to as per**

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

Advice to Local Planning Authority / Applicant

As the application is for the replacement of an existing dwelling we do not have an objection to permission being granted as it does not result in an increase in flood risk to people or property. However, the finished floor level is below 4.4m Above Ordnance Datum (AOD), which is the design tide level normally applied to new residential development in this area. This level takes into account sea level allowances for the next 100 years but does not take into account the effect of waves (which could increase this level), or any flood risk management measures that may be present (which could reduce this level). The FRA refers to a tide level of 3.3m AOD, which is the 0.5% probability predicted tide level at the present day, without the required allowance for climate change.

As a result of the floor levels being approximately 0.8 metres below the design tide level in 2115, there is a risk of flooding beyond approximately 2055, or sooner if wave action is significant. This is likely to result in a significant risk of internal property flooding and to the access route. We would therefore recommend the applicant incorporates measures to protect themselves against this risk such as a flood warning and evacuation plan, particularly as the proposed property will not have a refuge above the 2115 design tide level, and flood resilient construction methods. Havant Borough Council may wish to request a condition to this effect.

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