



Mr Patrick McMahon
Laggan Beech Lawn
Guildford
Surrey
GU1 3PE

Our ref: HA/2015/117456/02-L01
Your ref: PAC/SLTSDN/00111
Date: 15 October 2015

Dear Mr McMahon

**DETAILED ADVICE LETTER - REVIEW OF FLOOD RISK ASSESSMENT, LAYOUT PLAN
AND LETTER FROM HAVANT BOROUGH COUNCIL**

67 SOUTHWOOD ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9PT

Thank you for accepting our offer to provide detailed planning advice. We have reviewed the following documents:

- Flood Risk Assessment
- Layout plans
- Letter from Havant Borough Council

We are providing this advice under Agreement No. PAC/SLTSDN/00111. Please note we have taken 3 hours to review and provide our advice on these documents which is slightly less than we estimated in our Programme of Works. The total will now be **£252**, which is payable on receipt of our invoice.

Environment Agency Advice

We have reviewed the submitted information in relation to the proposed development and have the following detailed comments:

Flood Risk Assessment

Our predictions for the 2115 design flood level are 4.4mAOD. We would recommend a freeboard allowance of 0.3m and a minimum finished floor level of 4.7m.

We welcome the intention to install flood resilience/mitigation measures to the proposed development. However, the Environment Agency does not normally comment on or approve

the adequacy of flood emergency response procedures accompanying development proposals, 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. Therefore, you will need to discuss the adequacy of the proposed measures with the local planning authority and their emergency planners.

Havant Borough Council Letter dated 05/10/2015

Paragraph A: We do not appear to have been consulted on part of the application APP/12/00862, therefore we are unable to comment.

Paragraph B: When assessing the vulnerability of a proposed development, the number of bedrooms is not a key concern. Our assessment of vulnerability will consider the location of bedrooms. For example, is all habitable accommodation on the ground floor? If so, what are the finished flood levels and what is the likely depth and duration of flooding.

Paragraph C: The Environment Agency are unlikely to object to the proposed development as it is effectively a 'like for like' replacement offering improved protection against flood risk. Our concern would be if you were proposed a new, additional dwelling within the flood zone 2 or 3.

Flood Defence Consent

A flood defence consent will be required, as although it is not within 8m of designated main river, it is within 15m of the landward side of a sea defence. The wider peninsula is shown to be an area benefitting from a formal defence on the Environment Agency's flood map. We would recommend you contact us soon regarding your application for Flood Defence Consent.

I hope the above advice is helpful. If there is any further work you anticipate needing our detailed advice on in relation to this project please let me know so it can be incorporated into this charging agreement.

Yours sincerely

Miss Verity Giles
Planning Advisor, Environment Agency



Disclaimer

Our opinion is based on the information available to us at the time of the enquiry. When the formal planning application is submitted, our position may change if there have been changes to environmental risk or evidence, and/or planning policy.