

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

Our ref: HA/2020/122646/01-L01
Your ref: APP/20/00820
Date: 28 October 2020

Dear Sir/Madam,

DEMOLITION OF EXISTING DWELLING; PROPOSED 1NO. DETACHED THREE BED HOUSE.

50 SANDY POINT ROAD, HAYLING ISLAND, PO11 9RR

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We have **no objection** to the proposal as submitted.

Advice to the Local Planning Authority/Applicant

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Ensure flood risk mitigation measures for the lifetime of the development are adequate and resilient to all extreme flood levels
- Safe access and egress routes have been shown in the FRA, but we would recommend the occupants sign up to the Environment Agency Flood Warning System.
- Details and adequacy of an emergency plan

Advice to Applicant

It is disappointing to read the comments in paragraph in Section 8.7. The Environment Agency takes care to look at each planning consultation depending on the level of risk. In this case, as we know the area very well, we are comfortable that the proposal is an improvement on the existing use. Sharing knowledge and taking a partnership approach is important in building good working relationships with developers and planning consultants, we hope you can agree.

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The Applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

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