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

Our ref: HA/2017/119701/01-L01
Your ref: APP/17/00817

Date: 31 August 2017

Dear Sir/Madam

PROPOSED IMPROVED AND RAISED PATH ALONG A SECTION OF NORTHNEY ROAD FROM THE LANGSTONE HOTEL WESTWARDS APPROXIMATELY 215M. DITCH TO BE PIPED WITH NEW BANK OVER TOPPED BY LEVEL PATH TO GIVE SAFE ACCESS FOR PEDESTRIANS WITH KERBED EDGE TO THE CAR PARK AREA AND AREAS OF FILL BETWEEN NEW EMBANKMENT AND EXISTING GROUND LEVEL. (RESUBMISSION OF APP/16/00678)

NORTHNEY ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 0NQ.

Thank you for consulting the Environment Agency on the above planning application which we received on 11 August 2017.

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

Advice to Local Planning Authority (LPA) / Applicant:

Flood Risk

Please be aware that the proposed level of the raised footpath is not sufficient to protect against the present day predicted extreme sea level of 3.3mAOD. It is well below the predicted extreme level for the year 2115 (4.5mAOD). Therefore, the small raise in footpath elevation will provide a negligible future reduction to flood risk.

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures within 16m of a sea defence. This was formerly called a Flood Defence Consent (prior to 06/04/2016). Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency
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