

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

Our ref: HA/2024/126356/01-L01
Your ref: APP/24/00761
Date: 06 December 2024

Dear Sir/Madam

DEMOLISH EXISTING B8 UNIT, AND RE-CONSTRUCT A THREE AND A HALF STOREY BUILDING WITH A B8 UNIT AT GROUND FLOOR LEVEL, WITH 3NO APARTMENTS OVER (2NO TWO BEDROOMS AND 1NO STUDIO).

7-9 SOUTH STREET, HAVANT, PO9 1BU

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

The Environment Agency has no objection to the proposal as submitted.

We consider the development acceptable in flood risk terms as it is unlikely to increase flood risk. We therefore consider the proposal acceptable.

Advice to the Applicant/LPA

Due to the low risk of the proposed development, we accept this proposal from a flood risk perspective. However, we request that the applicant prepares an emergency flood response plan for the LPA to agree, due to the only access and egress point being partially within flood zones 2 and 3.

We do 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.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

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Planning Advisor, Environment Agency

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Direct fax

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