

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

Our ref: HA/2016/118515/01-L01
Your ref: APP/16/00678
Date: 01 September 2016

Dear Sir/Madam

COASTAL PATHWAY IMPROVEMENTS ALONG NORTHNEY ROAD (WEST OF LANGSTONE HOTEL) AND SECTION OF WALL BY TIDAL OUTLET FLAP

NORTHNEY COASTAL FOOTPATH EAST OF HAVANT ROAD, HAYLING ISLAND

Thank you for consulting the Environment Agency on the above planning application which we received on 12 August 2016.

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(s) be attached to any planning permission granted in order to make the development acceptable.

Planning Condition(s):

Condition

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

1. The footpath shall be set to no lower than 3.4 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the flood risk to the proposed development in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Council Core Strategy 2011.

Advice to the Applicant and Local Planning Authority

Please be aware that whilst the proposed level of the raised footpath is above the present day predicted extreme sea level of 3.3mAOD, it is below the predicted extreme level for the year 2115 (4.5mAOD). Therefore, raising the footpath will only reduce flood risk during the short term.

Advice to the Applicant

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. 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

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