

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

Our ref: HA/2016/118671/01-L01
Your ref: APP/16/00368
Date: 27 September 2016

Dear Sir/Madam

**DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 1NO. 3 BED
DETACHED HOUSE WITH REAR BALCONY.**

19A SALTERNS LANE, HAYLING ISLAND, PO11 9PH

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

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 be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 5 October 2010 and the following mitigation measures detailed within the FRA:

1. Finished floor levels will be set no lower than 4.6m above Ordnance Datum (AOD)

Reason

To ensure no increased flood risk relative to the existing situation

Advice to applicant and Local Planning Authority

There is the possibility of no safe access and egress to the site during tidal flood events.

The occupants of the development may wish to consider signing up to the Environment Agency's Flood Warning Service and creating a Flood Evacuation and Emergency Plan.

Please be aware that 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

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

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involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

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.

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works within 16m of a tidal main river or the base 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