

Appendix 1

Mr Cliff Robinson
Hayling Seaside Railway Project Officer
c/o 4 Eastoke Avenue
HAYLING ISLAND
Hampshire
PO11 9QW

Our ref: HA/2013/113830/01-L01
Your ref: Hayling Seaside Railway
Date: 23 January 2013

Dear Mr Robinson

**OPERATIONAL MAINTENANCE BASE FOR HAYLING SEASIDE RAILWAY AND
HERITAGE CENTRE EASTOKE CAR PARK,**

**HAYLING SEASIDE RAILWAY TERMINUS, EASTOKE CORNER, HAYLING ISLAND,
HAMPSHIRE, PO 11 9LU**

Thank you for consulting the Environment Agency on the above application which was received on 11 January 2013.

The information provided here is designed to outline significant issues that may need addressing prior to, or as part of, a planning application and to highlight areas where improvements can be made to a future planning application.

The proposed development is in Flood Zone 2 and so is at risk during extreme flood events.

As the development will not be residential we have no objection to the proposal. However, the applicant should be aware that they will need to take measures to protect the development during extreme flood events. They may wish to sign up to the Environment Agency's flood warning service.

The above comments have been provided to address your pre-planning enquiry only. Please be aware that we may raise additional issues affecting this proposal when a formal detailed planning application is submitted.

The view expressed in this letter by the Environment Agency is a response to an enquiry only and does not represent our final view in relation to any future planning, or licence, application made in relation to this site. We reserve the right to change our position should new information, or updates to guidance occur, in relation to any such application.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours sincerely

Miss Verity Giles
Planning Advisor, Environment Agency
Direct dial 01962 764860
Direct e-mail PlanningSSD@environment-agency.gov.uk