

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

Our ref: HA/2015/117542/01-L01
Your ref: APP/15/01058
Date: 12 October 2015

Dear Sir/Madam

**CONVERSION OF EXISTING FIRST AND SECOND FLOORS FROM A NIGHTCLUB
USE TO 10 NO. LETTING ROOMS**

12 CREEK ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9RD

Thank you for consulting the Environment Agency on the above application, which we received on 7 October 2015.

Environment Agency Position

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

Advice to the Local Planning Authority and Applicant

The proposed development is located in Flood Zone 2. Whilst the number of people on site will potentially increase, the vulnerability classification for the building will not change.

As the ground floor remains unchanged and all habitable accommodation is on the first or second floor, it is likely that safe refuge will be available for the duration of a coastal flood event. Therefore, we have no objection to the proposals.

You may wish to discuss how best flood warning procedures and evacuation plans can be used to protect the proposed development. 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 involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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development as part of the flood risk assessment.

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

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

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