

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

**Our ref:** HA/2015/117290/01-L01  
**Your ref:** APP/15/00286  
**Date:** 31 July 2015

Dear Sir/Madam

**CHANGE OF USE FROM B1/B8 TO A1/B1/B8 MIXED USE OF PROPORTION 33% A1 AND 67% B1/B8**

**UNIT 21, WREN CENTRE, WESTBOURNE ROAD, EMSWORTH, PO10 7SU**

**Environment Agency Position**

We can confirm that the Environment Agency has no objection in principle to the proposed change of use as submitted; however, we request that the following planning condition is required in order to meet the requirements of the National Planning Policy Framework (NPPF):

**Condition**

**The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2015 and the following mitigation measures detailed within the FRA:**

- **Finished floor levels are set no lower than 10.89m above Ordnance Datum (AOD).**

**The mitigation measures shall be fully implemented prior to occupation and subsequently 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 risk of flooding to the proposed development and future occupants. This condition is in line with Paragraph 103 of the NPPF.

**Advice to the Local Planning Authority (LPA) / Applicant**

The Planning Practice Guidance to the NPPF (Paragraph 057) places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency

Environment Agency  
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Cont/d..

planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

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.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. In particular, the emergency planners will need to consider if the proposed flood depths to the road and alternative exit alignment are appropriate.

If you have any queries regarding this 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](mailto:PlanningSSD@environment-agency.gov.uk)