Our ref:	HA/2014/115567/01-L01
Your ref:	APP/14/00343
Date:	16 April 2014

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

Dear Sir/Madam

REPLACEMENT OF EXISTING SEA DEFENCES AND NEW SLIPWAY.

LANGNESS WOODGASTON LANE HAYLING ISLAND HAMPSHIRE PO11 0RL

Thank you for the consultation on the above application, we have reviewed the information as submitted and have the following comments.

Environment Agency Position

The Environment Agency will have no objection to the proposed development if the following planning condition is included.

The development hereby permitted shall not be commenced until such time as a scheme to confirm the top height of the sea wall and new slipway has been submitted to, and approved in writing by, the local planning authority.

The scheme shall ensure:

1. that the proposed height of the sea defence wall is 3.4mAOD in accordance with the provided sea defence plan.

2. that the top height of the new slipway is set no lower than 3.4mAOD and ties in with the sea defence wall

The scheme shall be fully implemented and subsequently maintained, 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 ensure that the slipway does not form a low point in the sea wall that will result in an increased flood risk.

Advice to Local Planning Authority

Whilst the Environment Agency welcomes the proposals to repair, improve and raise the sea wall it is not clear from the information what the top height of the proposed slipway is and therefore the above condition is required.

Advice to applicant

Under the terms of the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures within 15 metres of the landward side of any sea defences and/or any structures between the low tide mark and the seaward side of the defences.

You are advised to contact the local Environment Agency office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Please do not hesitate to contact me on the number below should you have any questions.

Yours faithfully

Miss Verity Giles
Planning Advisor

Direct dial 01794834590
Direct fax
Direct e-mail PlanningSSD@environment-agency.gov.uk

cc MR AND MRS ATKIN

End