

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

Our ref: HA/2014/115602/01-L01
Your ref: APP/14/00373
Date: 24 April 2014

Dear Sir/Madam

**DEMOLITION OF EXISTING TWO STOREY 3 BED HOUSE AND CONSTRUCTION
OF THREE STOREY 2 BED HOUSE**

20 SANDY BEACH ESTATE, HAYLING ISLAND, HAMPSHIRE, PO11 9RG

Thank you for consulting the Environment Agency on the above application, which was received on 15 April 2014.

Environment Agency Position

The Environment Agency has no objection to the proposed development as submitted.

We welcome the intention to apply flood resilience measures.

Advice to Local Planning Authority / Applicant

The proposed development can be considered 'like for like' and the Flood Risk Assessment (FRA) demonstrates an intention to apply flood resilience measures which is welcomed by the Environment Agency.

However, the Local Planning Authority are reminded that the site is located within Flood Zone 3, floor levels have not been raised and the proposed layout includes bedrooms on the ground floor of the property.

From the FRA it can be assumed that the safety of occupants will be reliant upon a strategy of prior warning and evacuation, or refuge within the dwelling.

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures or accompanying development proposals, (including structural considerations where there is a reliance on refuge within buildings) 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

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

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occupants/users covered by our flood warning network.

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.

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