

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

Our ref: HA/2012/113340/01-L01
Your ref: APP/12/00911
Date: 05 October 2012

Dear Sir/Madam

GROUND FLOOR EXTENSION TO CREATE OUTDOOR WET BAR; NEW OUTDOOR DECK AT FIRST FLOOR; NEW EXTERNAL STAIRCASE; NEW EXTERNAL KITCHEN FLUE. RECONSTRUCTION OF EXISTING WORKSHOP/STORE TO EXTEND CHANGING ROOMS. CONSTRUCTION OF NEW STORE ROOM BUILDING.

55 BATH ROAD, EMSWORTH, HAMPSHIRE, PO10 7ES.

Thank you for consulting the Environment Agency on the above application which was received on 19 September 2012.

Environment Agency Position

The Environment Agency has no objection on flood risk grounds to the proposal as submitted. The proposal will not result in a change to the flood risk vulnerability of the site as defined by Table 2, of the Technical Guide to the National Planning Policy Framework (NPPF), nor will it result in any increase in flood risk to offsite areas.

Advice to Local Planning Authority / Applicant

The site is located within tidal flood zone 3 and is therefore at a high probability of flooding. Therefore, we recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our

Environment Agency
Colvedene Court (Wessex Business Park) Wessex Way, Colden Common, Winchester, SO21 1WP.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

Cont/d..

website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

The applicant is also advised that under the terms of the Environment Agency's Land Drainage and Sea Defence Byelaws the prior written permission of the Environment Agency is required for any works within 15 metres of a sea defence, measured on the landward side. The proposed works appear to fall within this Byelaw width and so the applicant should contact Rob Waite at the Environment Agency, on telephone number 01962 764897, for further details on submitting an application for Flood Defence Consent.

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 01962 764860

Direct e-mail verity.giles@environment-agency.gov.uk