

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

Our ref: HA/2025/126656/01-L01
Your ref: APP/24/01010
Date: 10 April 2025

Dear Sir/Madam

PROPOSED EMPLOYMENT DEVELOPMENT, WITH ASSOCIATED ACCESS, PARKING, YARDS AND LANDSCAPING CLASSES B2 (GENERAL INDUSTRY), B8 (STORAGE & DISTRIBUTION) AND CLASS EC-G.

INTERBRIDGES SITE, NEW BRIGHTON ROAD, EMSWORTH

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- **consider how a range of flooding events (including extreme events) will affect people and property. Section 2.5 of the submitted FRA suggests the published Flood Map for Planning is incorrect but does not provide evidence of alternative evidence such as site specific modelling.**
- **take the impacts of climate change into account**
 - **There is no assessment of the impact of climate change using appropriate climate change allowances. The latest climate change allowances are available at ['Flood risk assessments: climate change](#)**

allowances' and will be need to be based on the lifetime of the proposed development.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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