

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

Our ref: HA/2025/127086/01-L01
Your ref: APP/25/00596
Date: 09 October 2025

Dear Planning Officer

SUBMISSION OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR PHASE 2 ONLY PURSUANT TO OUTLINE PLANNING PERMISSION APP/22/00172 FOR PHASED DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF NEW FLEXIBLE USE EMPLOYMENT FLOORSACE (USE CLASSES E(G)(I)-(III)/B2/B8) AND ANCILLARY USES (USE CLASSES E(B), E(D) AND E(F)); AND ASSOCIATED WORKS. ALL MATTERS RESERVED EXCEPT ACCESS.

LANGSTONE TECHNOLOGY PARK, 2B LANGSTONE ROAD, HAVANT, PO9 1SA

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

Although we have no objection to the application we require further information to assess it fully.

The site area for the proposed development, Phase 2a, is largely within flood zone 1. The site area for the proposed development, Phase 2b, is partially within fluvial flood zones 2 and 3. Within this site boundary, the proposed activities that include the widening of Footpath 51 to 3 metres (m), kerb realignment, reinforcement works to the existing embankment and the installation of fencing, will be within fluvial flood zones 2 and 3 and within 8m from the bank of the main river.

We require the applicant to complete a floodplain storage compensation assessment of the proposed development. This is necessary to prevent the new development reducing flood plain storage capacity and displacing flood waters, thereby increasing flood risk elsewhere.

Floodplain compensation should be provided on a 'level for level' basis, calculating the replacement of volumes lost from the floodplain through development, by reducing nearby ground levels. The compensatory volume must be at the same level, or provide a betterment, as the lost storage.

The Flood Risk Assessment (FRA) should include details of how this can be provided. The FRA must demonstrate that 'level for level' compensation has been considered, provide justification if this cannot be met and detail how any associated risks from other mitigation can be minimised.

Advice to the applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully
Environment Agency – Solent & South Downs

Sustainable Places Advisor Victoria Hindmarsh

Direct dial 07484974072

Direct e-mail Victoria.Hindmarsh@environment-agency.gov.uk