

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

Our ref: HA/2022/124038/05-L01
Your ref: APP/25/00596
Date: 25 November 2025

Dear Planning Officer,

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR PHASE 2A AND 2B PURSUANT TO OUTLINE PLANNING PERMISSION (REF: APP/22/00172)

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 comments below.

Environment Agency position

We have **no objection** to the discharge of Condition 2 (Reserved Matters) in relation to Phases 2A and 2B only, but please note our comments below.

Advice to Local Planning Authority and applicant

The applicant has demonstrated in documents (Ref: *Amended Footpath 51.pdf* and *Agent response to Environment Agency comments.pdf*) that the proposed widening of the footpath and associated works will improve the existing floodplain storage available to the site. Therefore, we have no objection on the basis that no level raising will be required and the overall net gain of fluvial floodplain storage.

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

Environment Agency
Teville Gate House 25 (Cafe) Railway Approach, Worthing Central, Worthing, BN11 1UR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

- 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

Victoria Hindmarsh
Planning Advisor

Direct dial 07484 974072

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