

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

Our ref: HA/2025/127313/01-L01
Your ref: APP/25/00697

Date: 23 December 2025

Dear Planning Officer,

CHANGE OF USE FROM MOTOR-TRADE PURPOSES (SUIS GENERIS) TO USE AS A SHOWROOM FOR VIEWING WINDOW AND DOOR UNITS MANUFACTURED BY OTHERS FOR BOTH DOMESTIC AND COMMERCIAL USE TO INCLUDE THE STORAGE AND DISPLAY OF PRODUCTS FOR USE IN THE BUILDING/CONSTRUCTION TRADES INCLUDING BUT NOT LIMITED TO WINDOW AND DOOR UNITS AND ASSOCIATED OFFICE USE.

24 PALMERS ROAD, EMSWORTH, PO10 7DL.

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

We have **no objection** to the proposal as submitted.

Advice to the Local Planning Authority (LPA)

The application is change of use, from a vacant building to a garage/workshop for commercial use. We previously objected due to the presence of Flood Zone 2 within the wider red line boundary. It has been confirmed by the planning officer that the change of use is for the main building and that there are no building works associated with this application. On this basis, we do not have any objections to this application, as the building itself is within Flood Zone 1.

Advice to applicant and LPA

For your awareness the applicant has indicated that there are no protected species or habitats of importance in the Biodiversity and Geological Conservation section of the application form. We advise that the Ems is in fact a habitat of importance being a chalk stream, furthermore two protected species are present, namely European Eel and European water vole. However as no building works are required the change of use will not impact nearby habitats or species.

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

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