

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

Our ref: HA/2025/127182/02-L01
Your ref: APP/25/00744
Date: 12 February 2026

Dear Planning Officer,

**VARIATION OF CONDITION 2 AND CONDITION 17 OF PLANNING PERMISSION
APP/19/01226 TO REGULARISE MINOR ADJUSTMENTS REQUIRED BY THE S278
TECHNICAL APPROVAL PROCESS.**

LAND WEST OF COLD HARBOUR FARM ROAD, EMSWORTH.

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 **require further information** to make a decision, please see our comments below.

Advice to applicant and Local Planning Authority (LPA)

Whilst we acknowledge the applicant has submitted a Flood Risk Assessment (FRA) as part of the initial planning application, there is no update to this document following the proposed changes to the footpath and proposed raised levels submitted as part of this application. We request that the applicant conducts an updated floodplain storage compensation assessment for the proposed changes.

We have no further comments for the variation of condition 17 from a flood risk perspective.

Floodplain storage compensation

We require the applicant to complete a floodplain storage compensation assessment of the proposed variation to condition 2. 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 updated 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.

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