

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

Our ref: HA/2025/126629/02-L01
Your ref: APP/25/00162
Date: 24 February 2026

Dear Planning Officer,

NEW DOCS - FLOOD AND COASTAL EROSION RISK MANAGEMENT SCHEME COMPRISING A COMBINATION OF RAISED EARTH EMBANKMENTS, RAISED FOOTPATHS/CYCLEWAYS, SHEET PILED SEA/FLOOD DEFENCE WALLS WITH CLADDING AND FLOOD GLASS, PROVISION OF FLOOD GATES, ASSOCIATED LANDSCAPING AND LANDSCAPING IMPROVEMENTS (INCLUDING STREET FURNITURE), TREE WORKS AND TREE REMOVALS, REALIGNED SECTIONS OF CYCLEWAY/WALKWAY, HIGHWAY ALTERATIONS AND IMPROVEMENTS, ECOLOGICAL IMPROVEMENTS AND TEMPORARY COMPOUNDS AND ACCESS, AND ALL ASSOCIATED WORKS. THE PROPOSAL CONSTITUTES EIA DEVELOPMENT.

LAND AND COAST ADJACENT TO, LANGSTONE ROAD, HAVANT

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

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Conditions

The development hereby permitted must not be commenced until such time as a Construction and Environmental Management Plan (CEMP) has been submitted to, and approved in writing, by the local planning authority and in consultation with the Environment Agency.

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

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A CEMP should be submitted demonstrating that the existing standard of protection is not reduced whilst the works take place.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

To ensure the structural integrity of the existing and proposed flood defences thereby reducing the risk of flooding

To ensure the standard of protection is not reduced while constructing the flood defences thereby reducing the risk of flooding.

We are satisfied from a flood risk perspective with the submission of the outline CEMP (*Langstone FCERM Scheme, December 2025*). Please submit the final CEMP for comment once a contractor has been appointed.

Our comments and conditions as per our previous responses' (HA/2025/126629/01-L01) regarding this scheme still stand. The LPA must be satisfied that the planned sequence of works and/or any temporary measures deployed to manage this risk are appropriate and effective.

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