

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

Our ref: HA/2026/127544/01-L01
Your ref: APP/26/00089
Date: 11 March 2026

Dear Planning Officer,

ERECTION OF A DETACHED, THREE-BEDROOM, SELF-BUILD DWELLING WITH ASSOCIATED ACCESS, PARKING, HARD AND SOFT LANDSCAPING, AND ASSOCIATED WORKS, WITH AN ANCILLARY ONE-BEDROOM CARERS ANNEXE FOLLOWING SUBDIVISION OF THE PLOT AND DEMOLITION OF THE EXISTING BUILDINGS.

26 WITTERING ROAD, HAYLING ISLAND, PO11 9SP

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 proposed development as submitted, provided that the following condition be attached** to any planning permission granted, and that the details in relation to this condition be submitted and approved by the Local Planning Authority (LPA).

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

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (by aegaea, ref AEG9033_PO11_HaylingIsland_01, 08 Jan 2026) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 4.5 metres Above Ordnance Datum (mAOD)

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

To reduce the risk of flooding to the proposed development and future occupants.

Advice to LPA

The Flood Risk Assessment for the proposed development shows that the property is currently located in Flood Zone 1 (land defined by the NPPF as having a low probability of flooding) but is located in the future tidal flood zone as shown in the Partnership for South Hampshire (PfSH) Strategic Flood Risk Assessment (SFRA). The FRA therefore proposes raising the finished floor levels of the new property to 4.5mAOD, above the future predicted tidal flood level.

Sign up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit [Sign up for flood warnings - GOV.UK](https://www.gov.uk/sign-up-for-flood-warnings). It is 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 [Prepare for flooding: Protect yourself from future flooding - GOV.UK](https://www.gov.uk/prepare-for-flooding).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](https://www.gov.uk/what-to-do-before-or-during-a-flood).

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](https://www.gov.uk/what-to-do-after-a-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 e-mail Victoria.Hindmarsh@environment-agency.gov.uk