

Havant Borough Council - Development
Control
CIVIC CENTRE ROAD, HAVANT, PO9
2AX

Reference: PA-0002695/01
Customer reference: APP/24/01010
07 May 2026

Proposed employment development, with associated access, parking, yards and landscaping Classes B2 (General Industry), B8 (storage & distribution) and Class Ec-g.

EMSWORTH HAVANT BOROUGH PO10 7QP

Dear Planning Officer,

Thank you for re-consulting us on the above application on 21 April 2026, following the submission of a Fluvial Hydraulic Model Report by Aegaea Limited (dated 06/02/2026).

To review the model report in full, we require the model files and outputs.

We encourage the applicant to contact us using the email address below to provide us with the model files and outputs so that we can undertake the full flood model review.

We are unable to change our position on the application until we receive the further information. Please find a copy of our previous objection dated 10 April 2025 below:

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- **consider how a range of flooding events (including extreme events) will affect people and property. Section 2.5 of the submitted FRA suggests the published Flood Map for Planning is incorrect but does not provide evidence of alternative evidence such as site specific modelling.**
- **take the impacts of climate change into account**
 - **There is no assessment of the impact of climate change using appropriate climate change allowances. The latest climate change allowances are available at '[Flood risk assessments: climate change allowances](#)' and will be need to be based on the lifetime of the proposed development.**

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Yours sincerely,

Jo Purvis,
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