

Havant Borough Council - Development  
Control  
Civic Centre Road, Havant, PO9 2AX

Reference: PA-0001314/02  
Customer reference: APP/26/00089  
03 July 2026

**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, Havant Borough PO11 9SP**

Dear Planning Officer,

Thank you for re-consulting us on the above application on 4 June 2026, following the submission of an amended flood risk assessment and additional information. Please accept our apologies for the delayed response.

According to our Flood Map for Planning, the application site lies within Flood Zones 1, 2 and 3, which is land defined by the National Planning Policy Framework (NPPF) and associated Flood risk and coastal change Planning Policy Guidance (PPG) as having a low, medium and high probability of flooding, respectively.

### **Environment Agency position**

We have reviewed the additional information and consider that it satisfactorily addresses our earlier concerns. Therefore, subject to the condition below, we **withdraw our previous objection**, dated 1 April 2026.

### **Condition**

The development shall be carried out in accordance with the submitted flood risk assessment (by Aegaea Limited, ref AEG9033\_PO11\_HaylingIsland\_01, Issue 3, dated 01 June 2026) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 4.68 metres Above Ordnance Datum (mAOD)
- Flood resilience and resistance measures shall be included up to the level of 4.75mAOD

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**

This condition is in accordance with paragraph 178 of the NPPF to reduce the risk of flooding to the proposed development and future occupants

### **Advice to LPA**

The applications Flood Risk Assessment shows that the proposed development is mostly within Flood Zone 1 (low probability of flooding), and is also located in the future tidal flood zone as shown in the Partnership for South Hampshire Strategic Flood Risk Assessment. The FRA therefore proposes raising the finished floor levels of the new property to 4.68mAOD, above the future predicted tidal flood level. It is for the LPA to determine if the finished floor levels are acceptable when considering future flood risk.

### **Advice to LPA – Flood warning and emergency response**

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

[Planning Practice Guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

### **Advice to LPA/applicant – Flood resistance and resilience**

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

### **Advice to LPA – 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](#). 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](#).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](#).

### **Final Comments**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the email address below.

Yours sincerely,

Jo Purvis,

National Contact Centre: 03708 506 506

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