

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

Reference: PA-0007210/01
Customer reference: APP/26/00269
13 July 2026

Change of use from motor-trade purposes (Sui Generis) to storage (Use Class B8) and a joinery workshop (Use Class B2). The proposal includes the demolition of existing dilapidated lean-to outbuildings and the construction of a new enclosed storage building and a covered storage area. Associated site enhancements include the provision of 6 staff parking spaces, 2 Sheffield-style cycle hoops, and a designated internal turning area to facilitate the entry and egress of 10m rigid axial commercial vehicles in forward gear.

UNIT 1, 24 PALMERS ROAD EMSWORTH HAVANT BOROUGH PO10 7DL

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation APP/26/00269.

Environment Agency position

In the absence of an adequate 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 whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property
- take the impacts of climate change into account

- there is no assessment of the impact of climate change using appropriate climate change allowances
- flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the 1% AEP +35% undefended fluvial event. Consequently, the development proposes inadequate flood storage compensation.

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 if a revised FRA is submitted and we will respond within 21 days of re-consultation.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

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