

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

Reference: PA-0002695/02
Customer reference: APP/24/01010
15 July 2026

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

Interbridges Site, New Brighton Road, Emsworth, Havant Borough PO10 7QP

Dear Planning Officer,

Thank you for re-consulting us on the above application, following the submission of

Environment Agency position

Thank you for providing the model report and files. It has been determined that the model is suitable for use in the flood risk assessment (FRA). The FRA should be updated to reflect these outputs.

Therefore, in the absence of an adequate flood risk assessment, we **object** to this application and recommend that planning permission is refused.

Reasons

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 utilise the bespoke site-specific flood model to demonstrate that the site is not at risk. Throughout the FRA, references are made to the Environment Agency's modelling and not the applicants model and outputs.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA, or technical note/addendum, which addresses the points highlighted above. The FRA should be

updated to refer to the applicant's commissioned flood model and demonstrate that the site is outside of the design flood extent.

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.

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.

Please re-consult us if further relevant information is submitted. We will aim to provide comments within 21 days of re-consultation.

Yours sincerely,

Jo Purvis,

National Contact Centre: 03708 506 506

planningssd@environment-agency.gov.uk

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