

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

Reference: PA-0007334/01
Customer reference: APP/26/00324
17 July 2026

Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of existing buildings; the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis), hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities ((E(d)), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage infrastructure; utilities infrastructure; and all other associated and necessary infrastructure. Accompanied by an Environmental Statement.

Land to the east of Denvilles, Havant PO9 2NY

Dear Planning Officer,

Thank you for consulting us on the above application. We have reviewed the submitted information that is relevant to our remit and set out our position and comments below

According to our Flood Map for Planning, the application site contains areas of Flood Zones 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 medium and high probability of flooding respectively.

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.

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 provide the site-specific hydraulic model files and report which are referenced as 'Ref. 332310755, Rev A, 02/04/26' and noted as included within 'Appendix C' of the FRA. Appendix C of the FRA is not available on the Havant Borough Council planning portal.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. Namely, the provision of the site-specific hydraulic model files and report. If the files are too large to be accessed through the planning portal or received via email, please provide the contact details of the person who can provide the model files to the Environment Agency for review.

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

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

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

Yours sincerely,

Jo Purvis,
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