creating a better place
for people and wildlife

Environment Agency

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

Reference: PA-0009379/01
Customer reference: APP/26/00496
19 August 2026

Reserved matters application for (appearance, landscaping, layout and scale) for Phase 3A and 3B pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

LANGSTONE TECHNOLOGY PARK 2B, LANGSTONE ROAD, HAVANT, HAVANT BOROUGH, PO9 1SA.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation APP/26/00496.

Environment Agency position

We have **no objection** to the proposal as submitted, but please note our comments below.

Flood risk

Regarding flood risk, we are satisfied with the submission of Reserved Matters application for Phase 3A and 3B at Langstone Technology Park. The boundary line for Phase 3A and 3B falls within Flood Zone 1. We have provided the following advice due to proximity to the adjacent statutory main river:

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)

- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- n the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit https://www.gov.uk/sign-up-for-flood-warnings. It's 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 https://www.gov.uk/prepare-for-flooding. To get help during a flood, visit https://www.gov.uk/help-during-flood. For advice on what do after a flood, visit https://www.gov.uk/after-flood.

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

Yours sincerely,

Victoria Hindmarsh,
National Contact Centre: 03708 506 506
planningssd@environment-agency.gov.uk
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR