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Environment Agency

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

Reference: PA-0012887/01
Customer reference: APP/26/00065
07 October 2026

Change of Use to convert 4 flats with 2 bedrooms into a single large HMO with 9 rooms.

1 FERNDALE WATERLOOVILLE HAVANT BOROUGH PO7 7NZ

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation APP/26/00065.

Environment Agency position

We have **no objection** to the proposal as submitted.

Advice to Local Planning Authority

The proposed development lies entirely within Flood Zone 1, although Flood Zone 2 is within the boundary of the site. There will be no development within Flood Zone 2. The flood risk posed by this development has been assessed to be minimal with the development being outside of the flood zone.

Advice to applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK 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.

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