



7 Mill Lane,
Langstone, PO9 1RX
7th August, 2021

Dear Sir/Madam,

Re: APP/21/00647

Major house building in flood zone, Langstone - Southmere.

I am writing to strongly object to the application submitted by Persimmon Homes South Coast (PHSC) to build 65 new homes on land susceptible to future flooding adjacent to Langstone Road (A3023) south of The Mallards.

I am extremely concerned that not only will the development cause flooding to the houses in the local area (how is surface water going to be managed?) but it is also negligent to build in an area that has already been designated by the Environment Agency and, indeed, your own flooding committee (Coastal Partners, Havant Borough Council) as an area prone to future flooding (see diagram 1, produced in 2019).

The recent announcement by NASA that the “wobble” in the moon’s orbit, combined with the continuing sea level rise associated with climate change, will result in extensive flooding in the 2030s, must surely be considered by town planners. As NASA says, “It (the wobble in the moon’s orbit) is really critical information for planners. City planners should plan accordingly.” (www.nasa.gov/feature/jpl/study-projects-a-surge-in-coastal-flooding-starting-in-2030s)

It would be extremely negligent to ignore this warning from NASA, along with the modelling from your own environmental agency. It is something I shall ensure the local press are aware of, and, if the building goes ahead, I believe the council would be culpable for any flooding and subsequent damage, whether on the site itself or to the houses in Mill Lane and Harbourside.

The Government’s current position is set out briefly in the National Planning Policy Framework (NPPF, paras 100-104), and in more detail in new Planning Practice Guidance on Flood Risk and Coastal Change. The NPPF and new guidance require planning authorities to take into account flood risk at all stages of the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Planning authorities have to consult the Environment Agency about applications for development in flood risk areas. They must notify the Environment Agency about their final decision in cases where the Environment Agency has objected to the development on flood risk grounds.

In considering the requirements in paragraph 168 of the National Planning Policy Framework, I would like to know whether a vulnerability assessment has demonstrated that the development:

- would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate;

- will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences
- would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

If these points have not been considered, the council is not in compliance with Government requirements which state:

“Local planning authorities should demonstrate that they have considered shoreline management plans, which provide a large-scale assessment of the risks associated with coastal processes, and should provide the primary source of evidence in defining the coastal change management area and inform land allocation within it.”

(Flood risk and Coastal Change, Ministry of Housing, Communities and Local Government, 2014)

I therefore, request that you take these objections into consideration when finalising your decision, and hope you will decide to refuse the permission.

Yours faithfully,



Mr Simon Thompson
Mrs Joanna Thompson

Diagram 1- taken from slides produced by Coastal Partners, Havant Borough Council, showing the possible effects of flooding to the local area.

