Good afternoon,

Site Address: Land adjacent to, Car Park Broadmarsh, Harts Farm Way, Havant
Proposed Development: Temporary planning permission to allow the retention of Portakabin and Container stores for communal use, and yard for boat and trailer parking following the expiry of temporary planning permission dated 31st December 2021. Retention of an existing toilet block and sewage system. To install PV solar panels and wind turbine. To build a workshop and covered area.
Reference: APP/24/00439

Response:
Thank you for consulting with Coastal Partners on the above application, I can confirm that we have no objection in principle on grounds of tidal flood risk, however are able to offer the following comments and advice.

The site is shown to partially lie within the Environment Agency's (EA) present day Flood Zone 3 and is considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event.

According to the PfSH SFRA, the present day 1:200 year extreme tidal flood level for Langstone Harbour is 3.3 mAOD, increasing to a predicted 4.4 mAOD by the year 2115 (design de level), due to the effects of climate change. However, the SFRA is in the process of being updated to be in line with current climate change guidance. The latest guidance for calculating climate change sea level allowances can be found here: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

The applicant has not submitted a Flood Risk Assessment (FRA) but the Planning Design, Statements and Assessment dated May 2024 does discuss flood risk.

The application does not propose an increase in occupancy at the site, and the development is for 'less vulnerable' and 'essential infrastructure' as categorised by the NPPF Flood risk vulnerability classification. The LPA should be satisfied that the exception test has been passed and that the solar panels and wind turbine can be designed and constructed to remain operational and safe in times of flood.

Coastal Partners would recommend that occupants of the site sign up to the Government's Flood Warning Service and consider preparation of a Flood Warning and Evacuation Plan, in accordance with advice from the EA.

Thanks,

Coastal Partners

Emma Howarth

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