

Good morning,

Please see the below consultation response from Coastal Partners.

Site Address: Langstone Technology Park, Havant, PO9 1SA

Proposed Development: Outline Planning Application 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.

Reference: APP/22/00172

Response:

Thank you for consulting with Coastal Partners on the above application, I can confirm that we wish to place a **holding objection** on the application, on the grounds that insufficient information has been provided within the submitted Flood Risk Assessment to adequately assess flood risk for the lifetime of the proposed development.

The site is shown to lie within the Environment Agency's present day Flood Zone 1 and is currently considered to be at low risk (less than 1:1000 year / 0.1% annual probability) from experiencing an extreme tidal flood event. Small areas around the boundary of the site are shown to be at risk from fluvial flooding from Lavant Stream, in addition to localised areas of the site being at risk from pluvial flooding. However, the site is shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PFSH SFRA) to be at increasing risk from both tidal and fluvial flooding, and from 2055 is predicted to be increasingly affected by climate change and located within Flood Zone 3 (1:200 year / 0.5% annual probability).

For information, the present day 1:200 year extreme tidal flood level for Langstone Harbour is shown by the PFSH SFRA to be 3.3 mAOD, increasing to a predicted 4.4 mAOD by 2115, due to the effects of climate change. However, the SFRA is currently being updated in line with the most recent 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 submitted a Flood Risk Assessment (FRA), completed by Baynham Meikle Partnership Ltd and dated December 2021. However, the FRA nor its supporting appendices provide sufficient information to adequately assess whether the proposed development will be safe from flooding over the duration of its lifetime.

In particular, the submitted FRA does not address:

- Acknowledgement of the extreme tidal flood levels which could impact the site over the lifetime of the development, using the most recent (UKCP18) climate change guidance;



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- The proposed finished floor levels (FFLs) for all buildings to be re-developed, and evidence that these have been set with the extreme tidal flood levels in mind;
- Provision of a Flood Warning and Evacuation Plan or similar, written in accordance with advice from the Environment Agency, and, due to the scale of the development, the local emergency services; and
- Incorporation of flood resistance and resilience measures, where appropriate.

Overcoming our Objection:

The applicant should submit a revised FRA, addressing the above points.

Coastal Partners concur with advice provided from the Environment Agency on the circumstances which would require an Environmental Permit.

Coastal Partners would also encourage the applicant to seek advice to ensure that, if approved, the construction of the redevelopment will not indirectly impact upon the proposed construction timeline of the Langstone Coastal Defence Scheme, more information on which can be found at: <https://coastalpartners.org.uk/project/langstone-coastal-defence-scheme/>

Kind regards,

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