

Good afternoon,

Site Address: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Proposed Development: 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.

Reference: APP/26/00496

Response:

Thank you for consulting Coastal Partners on the above application.

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 Partnership for South Hampshire Strategic Flood Risk Assessment shows that the site will move to be partially within Flood Zone 2 with climate change.

The submitted Flood Risk Assessment (FRA) dated 28/05/2026, compiled by Baynham Meikle, states that the finished floor level (FFL) is proposed to be set at a minimum of 5.90m AOD which is in line with the previously approved Langstone, Havant masterplan flood risk assessment for the wider development (ref. 13023-R102-REV 5.0-FRA Masterplan).

Given the scale of the proposed development, it is also recommended that the applicant prepare a Flood Warning and Evacuation Plan, in accordance with advice from the Environment Agency, the local emergency services and Havant Borough Council emergency planners.

Kind regards,



Coastal
Partners **Emma Howarth**

Coastal Engineer

Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX