

31 May 2018

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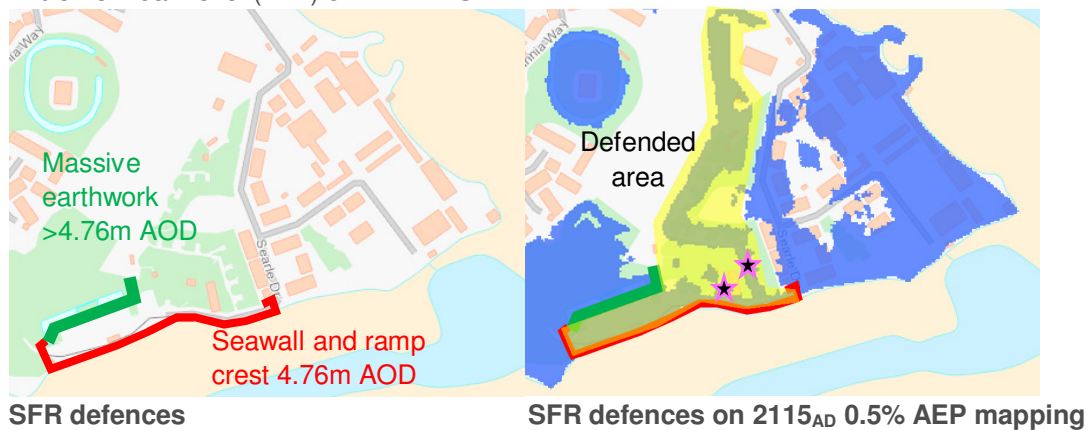
Ref: E-F2245/APT

Dear Sirs

Re: Explosion/Priddy's Hard HA2018/120360/02-L01 and 17/00599/OUT

Further to your consultation response of 29 May 2018 to Gosport BC:

1. The access road to the shell filling rooms is protected by an existing seawall and ramped access road with a minimum crest level of 4.76m AOD which is significantly in excess of the 2118_{AD} 0.5% AEP Extreme Tidal Level (ETL) of 4.24m AOD.



- The extension of the current SFR defences on the alignment shown below would defend the additional area and sites indicated:



Extended SFR defences at 4.84m AOD Enlarged defended area 2115_{AD} 0.5% AEP

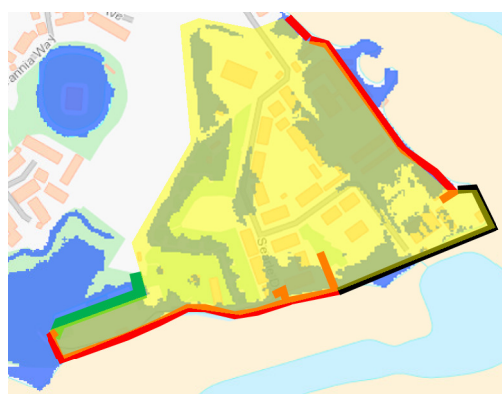
- The Portsmouth Naval Base Property Trust are the long term custodians of this heritage site and assets and have a duty to safeguard them. They are not a regular property developer who moves on from site to site but are inherently tied to this site and its preservation, protection and maintenance. As such they will ensure that funding is made available to complete the defensive perimeter between The SFR defences and its extension round to the northern caponiere wall in a staged manner to ensure the defensive stage accords with the design flood risk as indicated on the attached graph. The 0.5% AEP climate change flood mapping below shows how this might be phased.



Defended area 2025_{AD} 0.5% AEP



Defended area 2055_{AD} 0.5% AEP



Defended area 2085_{AD} 0.5% AEP

The critical date is after 2025 and before 2055_{AD} when without defences significant parts of the asset would otherwise become exposed to 0.5% AEP risk or greater. In pragmatic terms this is about 10 or so years down the line from today.

- It is anticipated that the perimeter defence would be passive and would not contain any gates and that the passage of Heritage Way onto the bridge would be addressed by ramping the approach and returning the defences 'inland' to facilitate this. It is further anticipated that the defences would generally be hard engineered to safeguard from breach risk. Overtopping risk is addressed by means

of provision of a 0.6m freeboard (refer to attached table and graph). The site is in a sheltered inland harbour and wave fetch length is extremely limited. This freeboard allowance is consistent for development within the harbour.

5. The heritage value of the buildings constrains the ability to manipulate finished floor levels. However buildings M, U and U2 are aimed at very short term holiday lets. These are not relied upon by the LPA to provide 5 year housing land supply (5YHLS). The Trust have full control over these lets and can cancel and amend bookings such that occupancy during Extreme Tide Level events can be certain not to occur.

Yours sincerely,

Opus International Consultants (UK) Ltd

A P Traves

Enc. Defence level table and graph

Cc Simon Barnett Gosport BC

year	CC increase	Freeboard	ETL	crest level
2018	0.000	0.600	3.10	3.70
2023	0.020	0.600	3.12	3.72
2028	0.034	0.600	3.15	3.75
2033	0.043	0.600	3.20	3.80
2038	0.043	0.600	3.24	3.84
2043	0.043	0.600	3.28	3.88
2048	0.043	0.600	3.32	3.92
2053	0.043	0.600	3.37	3.97
2058	0.053	0.600	3.42	4.02
2063	0.060	0.600	3.48	4.08
2068	0.060	0.600	3.54	4.14
2073	0.060	0.600	3.60	4.20
2078	0.060	0.600	3.66	4.26
2083	0.060	0.600	3.72	4.32
2088	0.069	0.600	3.79	4.39
2093	0.075	0.600	3.86	4.46
2098	0.075	0.600	3.94	4.54
2103	0.075	0.600	4.01	4.61
2108	0.075	0.600	4.09	4.69
2113	0.075	0.600	4.16	4.76
2118	0.075	0.600	4.24	4.84

