



Good afternoon,

Coastal
Partners

Site Address: Land at, Palk Road, Havant

Proposed Development: Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings (including 27 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road

Reference: APP/22/01231

Thank you for your consultation on the above application, I can confirm that Coastal Partners have no objection in principle to the proposed development from a tidal flood risk perspective, but are able to offer the following comments and advice.

The site is mainly shown to lie within the Environment Agency's present day Flood Zone 1, with the boundary of the site alongside Hermitage Stream shown to be within Flood Zones 2 and 3. However, this appears to be a result of fluvial flood risk and therefore we recommend that you consult the Environment Agency if you have not already done so.

The site is outside the area of present day tidal flood risk and is predicted to remain so until at least 2115, therefore is considered to be at low risk (less than 1 in 1000 year / 0.1% annual probability) of experiencing an extreme tidal flood event. The site is at risk from other sources of flooding in the future.

For information, the present day 1:200 year extreme tidal flood level for Langstone Harbour according to the Partnership for Urban South Hampshire Strategic Flood Risk Assessment (SFRA) is 3.3 mAOD, increasing to a predicted 4.4 mAOD by the year 2115 (design tide 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#sea-level-allowances

Kind regards,

Emma Howarth

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