

Good morning,

Please see the below consultation response from Coastal Partners.

Site Address: 23 Langstone High Street, Havant, PO9 1RY

Proposed Development: Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.

Reference: APP/21/00157

Response:

Thank you for your consultation on the above application, Coastal Partners have no objection in principle to make, however are able to offer the following comments and advice.

The site is shown to lie within the Environment Agency's Flood Zone 3 and is therefore considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by PH Design, outlining how tidal flood risk at the site will be mitigated.

The proposed garage re-construction will not be used for any habitable accommodation and will instead remain for storage purposes. In addition, the ground floor level of the proposed extension will not be intended for sleeping accommodation. Whilst the first floor level of the proposed extension will introduce an additional bedroom at the property, finished floor levels are to be set no lower than the existing.

As outlined within the FRA, a range of flood resistance and resilience measures are also proposed to be incorporated into the development, including:

- Electrical switches and sockets to be raised a minimum of 450mm above FFLs
- Storm drainage to the east of the dwelling to be repaired
- Then use of flood gates to provide additional protection from tidal flooding

Furthermore, the FRA acknowledges the Langstone Coastal Defence Scheme being delivered by Coastal Partners on behalf of Havant Borough Council, which, upon completion of construction, will be of direct benefit to this proposed development. More information on the scheme and its progress can be found

at: <https://coastalpartners.org.uk/project/langstone-coastal-defence-scheme/>

Finally, Coastal Partners would recommend that the applicant sign up to the Environment Agency's Flood Warning Service, to ensure adequate warning is received prior to any extreme tidal flood event.

Kind regards,



Amy Stevens AMIEnvSc BSc(Hons)

Coastal Engineer | M: 07702 516 472

Coastal Partners, Havant Borough Council, Southmoor Offices, PO9 1QH



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