

Houghton, Michelle

From: Stevens, Amy
Sent: 04 November 2020 14:39
To: Havant Planning and Development Mailbox New
Cc: Reid, Nicola
Subject: APP/19/01226 | Coldharbour Farm Road

Good afternoon,

Site Address: Coldharbour Farm Road, Emsworth, PO10 7XA

Proposed Development: Construction of 44 dwellings with access, open space, landscaping and associated works.

Reference: APP/19/01226

Response:

Thank you for your consultation on the above application, I apologise for the delay in replying. Coastal Partners have no objection in principle to the proposed development, but are able to offer the following comments and advice.

The site is shown to lie within the Environment Agency's present day Flood Zone 1 and is therefore considered to be at low risk (less than 1 in 1000 year / 0.1% annual probability) of experiencing an extreme tidal flood event. However, from 2055 the site is predicted to be partially located within Flood Zone 3 and may be at risk from a 1 in 200 year (0.5% annual probability) extreme tidal flood event.

For information, the present day 1 in 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) produced by Cannon Consulting Engineers and dated July 2019, which sufficiently outlines how flood risk at the site will be mitigated. As stated within the FRA, finished ground floor levels of the development will be set at 6.9 mAOD, 1.4 metres above the predicted design tide level for Chichester Harbour.

Coastal Partners concur with the planning conditions recommended by the Environment Agency for implementation prior to occupation of the development.

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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