

From: Amy Stevens
Sent: 29 Sep 2017 11:13:35 +0100
To: Planning and Development Shared Mailbox
Cc: Nicola Reid
Subject: 16 Langstone High Street, Havant, PO9 1RY | APP/17/00928

Dear Mrs D Haywood,

Site Address: 16 Langstone High Street, Havant, PO9 1RY

Proposed Development: Proposed Garden Room extension with roof terrace above (retaining previous proposals as approved).

Reference: APP/17/00928

Response:

Thank you for your consultation on the above application. I can confirm that the Eastern Solent Coastal Partnership have no objection to the proposed development.

The site is shown to lie within the Environment Agency's Flood Zone 3, and is therefore considered to be at risk of experiencing 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 Langstone Harbour is 3.3mAOD, increasing to a predicted 4.4mAOD by the year 2115 due to the effects of climate change. In addition, the present day 1:200year extreme tidal flood level for Chichester Harbour is 3.4mAOD, increasing to a predicted 4.5mAOD by the year 2115.

The applicant has submitted a Flood Risk Assessment which sufficiently outlines how residual flood risk at the site will be mitigated. As stated within the FRA, the proposed development will only increase the floor area of the ground floor kitchen and the first floor bathroom and en-suite. Therefore, the occupancy of the building will not increase.

In addition, the FRA states that the property currently includes preventative measures against tidal flooding, including a raised threshold wall within the front garden and a removable barrier to the front door. It is proposed that the new side door to the kitchen will include a removable flood barrier similar to the existing.

Kind Regards,

Amy Stevens

Apprentice Coastal Technician and Surveyor

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Eastern Solent Coastal Partnership,
c/o Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant. PO9 2AX

Our website: <http://www.escp.org.uk>

Also, to find out more about our Solent Bird Studies project please visit our new website:
<http://solentbirds.org.uk/>



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