

RE: Planning Application APP/21/01010 Land east of, St Georges Avenue, Havant

Good afternoon,

Site Address: Land east of, St Georges Avenue, Havant

Proposed Development: Erection of 184 No. dwellings, (no. of dwellings reduced from 194) means of access, public open space, play areas, associated infrastructure and landscaping.

Reference: APP/21/01010

Response:

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 shown to lie within the Environment Agency's present day Flood Zone 1 and is predicted to do 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.

For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) to be 3.4 mAOD, increasing to a predicted 4.5 mAOD by 2115, due to the effects of climate change. However, the PfSH SFRA is currently being updated to reflect 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.

The applicant has submitted a Flood Risk Assessment (FRA) compiled by Richard Jackson Engineering Consultants, dated June 2021 outlining how flood risk will be mitigated. It should be noted that flood risk guidance and modelling is frequently updated and a FRA that is older than 6 months should not be submitted unless accompanied by an addendum, even if it is to inform that the information within the FRA is still current.

However, as tidal flood risk at the site is considered to be at low risk for the lifetime of the development and addendum is not required from a flood risk perspective. Your authority should consider whether an addendum is required for other sources of flood risk that may be present at the site over its lifetime.

Access and egress routes for the site are shown to lie within Flood Zone 1 for the duration of the development's lifetime.



Coastal Partners would recommend that occupants of the building sign up to the Environment Agency's Flood Warning Service, and consider the preparation of a Flood Warning & Evacuation Plan in accordance with advice from the Environment Agency.

Kind regards,

Emma Stainer

Coastal Engineer

Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX



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