

Good morning,

Apologies for the delay in responding to this consultation. I hope the below response is still of use.

Site Address: Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant

Proposed Development: Outline planning application with all matters reserved (except for access) for the development of up to 140 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.

Reference: APP/22/00669

Response:

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

A small part of the site is shown to lie within the Environment Agency's present day Flood Zone 2 and is therefore considered to be at risk from a 1:1000 year (0.1% annual probability) extreme tidal flood event. For information, the present day 1:200 year extreme tidal flood level for Langstone Harbour is shown by the PfSH SFRA to be 3.3 mAOD, increasing to a predicted 4.4 mAOD by 2115, due to the effects of climate change. However, the SFRA is currently being updated in line with the most recent climate change guidance as the current estimates are outdated. The latest guidance for calculating climate change sea level allowances can be found here: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by Ardent Consulting Engineers, dated June 2022, sufficiently outlining how tidal flood risk at the site will be mitigated. Updated flood risk modelling information was obtained from the Environment Agency and applied to the site which shows the Western part of the site in Flood Zone 3 with climate change. Development is proposed in this area of the site, but the FRA states that the finished floor levels (FFL) will be raised 300mm above the design flood level, giving a maximum FFL of 6.42m AOD.

A flood response plan has also been submitted. In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of any development in making their decisions.

As the site is located within an area considered to be at risk of flooding, we recommend that flood resilience measures are incorporated into the design of the development. We would expect flood resistance measures to be implemented in all situations where internal flooding could occur. Resilience measures should not be utilised instead of resistance measures but alongside them.



For more information on flood resilience techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction, 2007", which is available on the following website: <https://www.gov.uk/government/publications/flood-resilientconstruction-of-new-buildings>

Kind regards,

Emma Stainer

Coastal Engineer

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