



Good afternoon,

Coastal
Partners

Site Address: Dairy Crest Depot, Dunsbury Way, Havant

Proposed Development: Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping.

Reference: APP/21/00931

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 mainly shown to lie within the Environment Agency's present day Flood Zone 1, with the South Eastern boundary of the site shown to be within Flood Zones 2 and 3. However, this appears to be a result of fluvial and surface water flood risk and therefore we recommend that you consult the Environment Agency and your Council's drainage engineer if you have not already done so.

The site is outside the area of present day tidal flood risk and is predicted to remain 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 Langstone Harbour according to the Partnership for Urban South Hampshire Strategic Flood Risk Assessment (SFRA) is 3.3 mAOD, increasing to a predicted 4.4 mAOD by the year 2115 (design tide level), due to the effects of climate change. However, the SFRA is in the process of being updated to be in line with 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

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, Southmoor Offices, PO9 1QH