

Houghton, Michelle

From: Stevens, Amy
Sent: 23 August 2021 09:22
To: Havant Planning and Development Mailbox New
Cc: Reid, Nicola; Stainer, Emma
Subject: APP/21/00605 | Land at Forty Acres Farm

Good morning,

Please see below the consultee response from Coastal Partners for the following application.

Site Address: Land at Forty Acres Farm, Havant Road, Havant

Proposed Development: Re-plan part of the residential area of the site to facilitate an additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units.

Reference: APP/21/00605

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, subject to implementation of the recommended planning condition set out below.

Coastal Flood and Erosion Risk:

The site is shown to lie partially within the Environment Agency's present day Flood Zones 2 and 3, therefore is considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. The site is shown to be increasingly affected by the impacts of climate change.

The present day 1 in 200 year extreme tidal flood level for Langstone Harbour according to the Partnership for 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). 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 responded to the previous application at the site for the development of 320 homes, APP/18/00450, in June 2018 with no objection in principle, which was granted permission in January 2020.

The applicant has submitted an updated Flood Risk Assessment (FRA) as part of this current application, compiled by RCP Architecture & Civil Engineering and dated May 2021, outlining how flood risk at the site in relation to the new proposed development will be mitigated, whilst also referencing the flood mitigation measures proposed in the FRA for the previous application at the site.

The additional 34 residential units are proposed to be located towards the north west of the wider site, within the present day Flood Zone 1. As stated within the most recent FRA, existing ground levels to the north of the site are approximately 10.8 mAOD, well above both the present day and predicted design tide levels and likely to still be so in line with updated climate change allowances.

Furthermore, finished floor levels are proposed to be set at 4.7 mAOD, equivalent to the 1:200 year PfSH SFRA design tide level (soon to be superseded) with a 300mm freeboard. The FRA also advises that the flood mitigation measures outlined for the previous application at the site which were granted approval, will be used as mitigation for these proposed additional dwellings.

To ensure the safety of future occupants of the site from an extreme tidal flood event over the lifetime of the development, Coastal Partners recommend implementation of the following planning condition:

- All flood mitigation measures outlined in the FRAs compiled by RCP Architecture & Civil Engineering, dated April 2018 and May 2021 be implemented at the site prior to its occupation

Coastal Ecology:

All comments made by Coastal Partners in response to the previous APP/18/00450 application at the site still stand in respect of this current application.

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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