

Good afternoon,

Site Address: 174 Southwood Road, Hayling Island, PO11 9QL

Proposed Development: Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding.

Reference: APP/23/00686

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, but are able to offer the following comments and advice.

The site is mostly located within the Environment Agency's present day Flood Zone 3 and is therefore at risk (0.5% annual probability) from experiencing an extreme tidal flood event. The site is shown to be increasingly vulnerable to the effects of climate change.

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) in support of the application, compiled by Ambiental and dated June 2023, outlining how flood risk at the site will be mitigated.

The FRA states that detailed flood modelling provided by the Environment Agency shows the present day 1:200 year extreme tidal flood level to be 4.65 mAOD, increasing to 5.85 mAOD by 2125, using the UKCIP 2018 Higher Central climate change allowances.

As outlined within the FRA, current biannual beach management activities undertaken by Coastal Partners as part of the [South Hayling Beach Management Plan](#) protect the site to a 1:200 year standard of protection. However, it is important to note that funding is not guaranteed for future delivery of the project, therefore residual flood risk remains in the form of wave overtopping, breach of defences or extreme tidal flood events that exceed the 1:200 year level.

Finished floor levels (FFLs) of the new dwelling are to be raised from 4.3 mAOD to 5.0 mAOD, as high as is practical for the development and above the present day 1:200 year level provided by the Environment Agency. The proposed FFL is 0.85m below the design tide level, therefore, some internal flooding may occur during the development's lifetime. Notwithstanding this, the FRA also states that no sleeping accommodation will be located on the ground floor and will instead be located on the first floor at 7.73 mAOD, 1.88m above the predicted 1:200 year level for 2125.

A proposed evacuation route has been outlined, with safe internal refuge also available at the first floor level. The FRA also recommends the Environment Agency's Flood Warning Service to occupants.

Finally, the FRA recommends that development proposals are to be constructed in line with recommendations set out in CLG 2007 'Improving the Flood Performance of New Buildings'.

Kind regards,

 **Amy Adams** AMIEnvSc BSc(Hons)
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