



Good afternoon,

Site Address: 3 Nutbourne Road, Hayling Island, PO11 9RT

Proposed Development: Demolition of existing 1No. 2 bed bungalow to be replaced by 1No. 1.5 storey 2 bed detached dwelling with decking, new replacement vehicle cross-over and off street car parking.

Reference: APP/20/01217

Thank you for your consultation on the above application, I apologise for the delay in getting this response to you. Coastal Partners have no objection in principle to the proposed development.

The site is shown to lie within the Environment Agency's Flood Zone 3 and is therefore considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200-year extreme tidal flood level for Chichester Harbour is 3.4mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment (FRA), dated 7th August 2020, which sufficiently outlines how flood risk at the site will be mitigated. As stated within the FRA:

- Ground floor levels will be raised to 4.2 mAOD, approximately 500mm higher than the existing ground level.
- Bedrooms will be located on the first floor.

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. Raising finished floor levels to be above the predicted 1 in 200 year (including an allowance for climate change) flood level (i.e. the design flood level) is the most sustainable option as it ensures internal flooding doesn't occur. 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

Coastal Partners, Havant Borough Council, Southmoor Offices, PO9 1QH



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