

Dear Lewis,

Site Address: 56a Bracklesham Road, Hayling Island, PO11 9SJ

Proposed Development: Variation of Condition 2 of Planning Permission APP/17/01179 to vary approved plans (increase in footprint of property and addition of a third bedroom at first floor).

Reference: APP/19/00686

Response:

Thank you for your consultation on the above application, I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection in principle to the proposed variation of Condition 2.

The site is shown to lie within the Environment Agency's Flood Zone 3 and is therefore considered to be at risk from experiencing 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 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change.

Whilst no additional information on the mitigation of flood risk at the property has been submitted with this application, the ESCP maintain their comments from their response to APP/17/00179, sent on 5th December 2017.

The FRA submitted with the original application, compiled by Ambiental and dated September 2017, advised that all habitable accommodation will be set on the upper floors of the property, above the design tide level of 4.5 mAOD for Chichester Harbour in 2115. Therefore, occupants will have access to safe internal refuge. The addition of a third bedroom at first floor level will not result in a significant increase to the residual flood risk at the site.

Furthermore, the site currently benefits from flood defences at Eastoke Corner. The South Hayling Island Beach Management Plan 2017 - 2022 identifies a strategy for delivering the beach management approach along the open coast, including bi-annual beach recycling at Eastoke Corner to deliver a 1:200 year standard of protection.

Kind regards,

Amy Stevens StMIEnvSc

Apprentice Coastal Technician

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Our website: <http://www.escp.org.uk>

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The ESCP are working in partnership with four Local Authorities. Should you require information on privacy matters, please go to the relevant website for more information:

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Portsmouth City Council

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