

Site Address: 36A Wittering Road, Hayling Island, PO11 9SP

Proposed Development: Demolition of existing dwelling and erection of 1No. 3-bed dwelling.

Reference: APP/18/00695

Response:

Thank you for your consultation on the above application, I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection 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 of 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.

The proposed development is not considered to be 'minor' in the context of the flood risk guidance contained within the NPPG (which is for householder extensions, not new builds). Therefore, the requirement is for a Flood Risk Assessment, not just compliance with the EA's standing advice and completion of the flood risk table. The applicant has submitted a Flood Risk Assessment (FRA) over several documents, compiled by Yeates Design LLP and dated 15th March 2018. On balance, these documents are considered to sufficiently outline how flood risk at the site will be mitigated. As stated within the FRA, no sleeping accommodation is proposed for the ground floor of the property and will instead be located on the first floor, therefore providing occupants with safe internal refuge in the event of an extreme tidal flood. In addition, a number of flood resistance and resilience measures have been proposed to be incorporated into the development, including the use of flood resilient construction materials and techniques, sealed service entries and sealed external door frames and window sills.

The applicant has also recommended that occupants of the property sign up to the Government's Flood Warning Service and prepare a Flood Warning and Evacuation Plan, in accordance with advice from the Environment Agency.

Kind regards,

Amy Stevens

Apprentice Coastal Technician