

Site Address: 48 Bembridge Drive, Hayling Island, PO11 9LU

Proposed Development: First floor front extension, addition of balcony to rear and construction of steps to rear boundary to create access to beach promenade.

Reference: APP/17/01128

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 2, and is therefore considered to be at risk of experiencing a 1:1000 year (0.1% annual probability) extreme tidal flood event. For information, the present day 1:200 year (0.5% annual probability) extreme tidal flood level for Chichester Harbour is 3.4mAOD, increasing to a predicted 4.5mAOD by the year 2115, due to the effects of climate change.

The proposed extension will be set well above the present day 1:200 year extreme tidal flood level, and could provide occupants of the property with safe internal refuge during an extreme tidal flood event.

The ESCP recommend that flood [resistance](#) and [resilience](#) measures be incorporated into the development, where practicable to do so. In addition, it is recommended that all occupants of the building 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, to ensure that adequate warning is received prior to an extreme tidal flood event.

Kind Regards,

Amy Stevens

Apprentice Coastal Technician and Surveyor