

From: Amy Stevens
Sent: 3 Jul 2017 11:19:45 +0100
To: Planning and Development Shared Mailbox
Cc: Nicola Reid
Subject: 181-183 Havant Road, Hayling Island, PO11 0LG | APP/17/00420

Dear Mrs McMurray,

Site Address: 181-183 Havant Road, Hayling Island, PO11 0LG

Proposed Development: Change of use of car wash to ancillary A1, single storey extension to north elevation, external alterations to existing and extended unit, installation of 3No. air conditioning condenser units to rear of converted unit and provision of 4No. new car parking spaces.

Reference: APP/17/00420

Response:

Thank you for your consultation on the above application, I apologise for the delay in getting this response to you.

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 at risk of experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the 1:200 year extreme tidal for Langstone Harbour is 3.3mAOD, increasing to a predicted 4.4mAOD by the year 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment (FRA) compiled by Campbell Reith Consulting Engineers, which sufficiently demonstrates how flood risk at the site will be mitigated. As stated by the FRA, the existing ground levels of the area of the site proposed for the construction of a Greggs bakery range from 2.70mAOD to 2.78mAOD. Whilst these levels are below the present day 1:200 year extreme tidal level for Langstone Harbour, the finished floor levels of the development will be set no lower than the existing shop floor levels. In addition, the FRA states that flood resistant and resilient construction techniques will be utilised.

Furthermore, the FRA proposes that all staff members working at the site will sign up to the Environment Agency's Floodline Warnings Direct service to ensure that adequate warning is received prior to an extreme tidal flood event. It is worth noting however, that this service has now moved as part of the [Government's Flood Information Service](#).

Kind Regards,

Amy Stevens

Apprentice Coastal Technician and Surveyor

Mobile: 07702 516 472

Eastern Solent Coastal Partnership,
c/o Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant. PO9 2AX

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

Also, to find out more about our Solent Bird Studies project please visit our new website:
<http://solentbirds.org.uk/>



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Amy Stevens

Apprentice Coastal Technician and Surveyor

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