

Site Address: 90-92 Church Road, Hayling Island, PO11 0NX

Proposed Development: Reinstatement of two semi-detached dwellings after a period of use as a single dwelling.

Reference: APP/17/00517

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, based upon the fact that the dwelling was originally two separate houses, and limited alterations were undertaken to convert it into a single dwelling. The change of use will not result in a different, or more vulnerable use.

As stated in the Flood Risk Assessment (FRA) submitted by the applicant, the proposed development will not result in any extensions or additions to the dwelling. In addition, the proposed development will not see an increase in the number of bedrooms at the site, therefore no additional lives will be put at risk from tidal flooding.

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 level for Chichester Harbour is 3.4mAOD, increasing to a predicted 4.5mAOD by the year 2115, due to the effects of climate change.

Advice:

The FRA submitted by the applicant does not acknowledge that the site falls within the Environment Agency's Flood Zone 3. As such, the ESCP strongly advise that flood [resistance](#) and [resilience](#) measures be utilised throughout the design and construction of the development. In addition, it is recommended that a Flood Warning and Evacuation Plan be prepared and that all occupants of the properties sign up to the Government's [Flood Warning Service](#), to ensure that adequate warning is received prior to an extreme tidal flood event.

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/>