

Site Address: Yacht Haven, Copse Lane, Hayling Island, PO11 0RH

Proposed Development: Demolition of existing dwelling and erection of 1No. 4 bed dwelling, double garage, boat house and swimming pool.

Reference: APP/17/00247

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 currently lies within the Environment Agency's Flood Zone 1, and is therefore considered to be at low risk of experiencing an extreme tidal flood event. However, a portion of the garden falls within Flood Zone 3 (1:200 year / 0.5% annual probability), and the entirety of the site is expected to lie within Flood Zone 3 by 2085. For information, the present day 1:200 year extreme tidal level for Chichester Harbour is 3.4m AODN, increasing to a predicted 4.5mAODN by the year 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment compiled by Infrastruct CS Ltd, the details of which sufficiently outline how flood risk at the proposed development site will be mitigated. The finished ground floor levels of the property are proposed to be set at 5.1mAODN, 600mm above the predicted 1:200 year extreme tidal level for Chichester Harbour. In addition, the main sleeping accommodation in the property is also proposed to be situated on the upper floor of the building, therefore providing occupants with safe refuge during an extreme tidal flood event.

The FRA also states that occupants of the property will prepare a Flood Warning and Evacuation Plan, and sign up to the Environment Agency's [Floodline Warnings Direct](#) service, to ensure adequate warning is received prior to an extreme tidal flood event.

Advice:

The ESCP also recommend that where practicable to do so, flood [resistance](#) and [resilience](#) measures be incorporated into the design and construction of the development.

Kind Regards,

Amy Stevens

Apprentice Coastal Technician and Surveyor

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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/>