

Site Address: 78 Southwood Road, Hayling Island, PO11 9QF

Proposed Development: Removal and replacement of existing first floor storey. Cladding and render proposed to the external wall.

Reference: APP/16/01233

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 partially 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 your information the present day 1:1000 year extreme tidal level for Chichester Harbour is 3.6mAODN, increasing to a predicted 4.7mAODN by the year 2115 due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by Betts Associates Consulting Engineers, the details of which sufficiently outline how flood risk at the site will be mitigated. The proposed development will not increase the residual flood risk overall. Furthermore as indicated in the FRA, it is proposed that the finished floor levels of the development are to be set at 5.8mAODN, 325mm above the existing finished floor levels and above both the present day and predicted 2115 1:1000 year extreme tidal levels for Chichester Harbour. In addition, the upper floor of the building could provide safe internal refuge for occupants of the property in the occurrence of an extreme tidal flood event.

Finally, the FRA also indicates that additional flood resistance and resilience measures will be incorporated into the design and construction of the development, and that occupants of the property will be advised to compile a Flood Warning and Evacuation Plan and to sign up to the [Environment Agency's Floodline Warnings Direct service](#), to ensure that adequate warning is received prior to a tidal flood event.

Eastoke Beach Management Works:

The ESCP have recently completed improvement works to the existing coastal defences at Eastoke, with the defences now offering a minimum 1:200 year standard of protection (SoP) against tidal flooding. These works will be of direct benefit to this proposed development.

Kind Regards,

Amy Stevens

Apprentice Coastal Technician and Surveyor