

Site Address: 19A Salterns Lane, Hayling Island, PO11 9PH

Proposed Development: Demolition of existing dwelling and construction of 1No.4 bed detached house with rear balcony; re-roofing of existing garage. (Revised scheme to APP/16/00368)

Reference: APP/17/00243

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 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 3.4mAODN, 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 (FRA) which sufficiently outlines how flood risk at the site will be mitigated. It is proposed that the finished ground floor levels of the property will be set at 4.6mAODN, 0.1m above the predicted 1:200 year extreme tidal level for 2115 (design tide level). In addition, a number of flood resistance and resilience measures are proposed, including raised electrical cables and sockets, and the use of impermeable material for the construction of the ground floor. Furthermore, the existing ground floor bedrooms are proposed to be moved to the first floor, therefore providing occupants with safe refuge during an extreme tidal flood event.

Advice:

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

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/>