

Site Address: 67 Southwood Road, Hayling Island, PO11 9PT

Proposed Development: Extension and renovation to existing dwelling to provide proposed single storey designed property with on site parking.

Reference: APP/16/01213

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) wish to place a **holding objection** on the proposed development on the following grounds:

The application form submitted by the applicant states that the proposed development site is located within the Environment Agency's (EA) Flood Zone 3, and is therefore considered to be at high risk of experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event. However, the Flood Risk Assessment (FRA) submitted by the applicant does not sufficiently outline how flood risk at the site will be mitigated to make the proposed development safe overall. For your 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 main area of concern is the proposed finished floor levels of the property, which at 3.5mAODN are only 0.1mAODN above the present day 1:200 flood level for Chichester Harbour, and are 1.0mAODN *below* the 1:200 flood level predicted for the year 2115 (100 year lifetime development). In the event of an extreme tidal flood, there would be no opportunities for internal safe refuge for occupants of the property. Furthermore, historic flood mapping shows localised access issues to the highway network.

Overcoming Our Objection:

You can overcome our objection by undertaking a full FRA which sufficiently demonstrates that the development will be safe without increasing risk elsewhere, and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

Within the FRA, we would expect the following to be addressed:

- The Flood Zone in which the proposed development is located. For more information please see the Environment Agency's [Flood Map for Planning](#);
- The sources of flooding that could affect the site (to include tidal, fluvial, groundwater and surface water flooding), and the probability of each occurring;
- ***How flood risk at the site is predicted to increase with climate change and how this will be mitigated;***
- Where necessary, how the Sequential and/or Exception Tests have been applied and subsequent outcomes of these;
- ***Safe access to and egress from the site;***

- Existing ground levels of the development site, predicted tidal flood levels, and evidence that the finished floor levels of the development have been set with these in mind;
- ***How the residual flood risk will be mitigated over the (100 year) lifetime of the development, including flood [resilience/resistance](#) measures*** and a Flood Evacuation Plan which will be made clearly visible to all occupants of the property.

For further information, please see the Government document '[Site-Specific Flood Risk Assessment: Checklist](#)'.

We ask to be re-consulted with the results of the FRA.

Kind regards,

Amy Stevens

Apprentice Coastal Technician and Surveyor