

Good afternoon,

Please see the below consultation response from Coastal Partners:

Site Address: Public Conveniences Opposite Chichester Avenue, Sea Front, Hayling Island

Proposed Development: Application to extend the existing public toilet block to provide an accessible changing places facility.

Reference: APP/24/00211

Response:

Thank you for consulting with Coastal Partners on the above application. I can confirm we have no objection in principle to the proposed development, but are able to offer the following comments and advice:

The site is shown to lie within the Environment Agency's present day Flood Zone 3 and therefore may be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, present day 1:200 year extreme tidal flood level for Chichester Harbour to be 3.4 mAOD, increasing to 4.5 mAOD by 2115.

The applicant has submitted a Flood Risk Assessment (FRA) in support of the application, compiled by Ridge and dated March 2024, outlining how flood risk at the site will be mitigated.

The FRA states that the existing building is located within Flood Zone 2 and the proposed single WC extension will fall within Flood Zone 3, with the development being at high risk from fluvial flooding, however this should instead be stated as tidal flooding. In addition, the FRA states that no formal defences are in place, therefore breach of defence scenarios do not need to be considered. However, it is important to note that wave overtopping may still occur of the beach defence, given the close proximity of the site from the sea.

Given the small scale of the proposed development and its classification as water-compatible development, the proposed development is unlikely to increase flood risk to additional persons. Furthermore, the FRA advises that the toilets will not be in use during times when the car park is closed at times of high flood risk.

As the site is located within an area considered to be at risk of flooding, we recommend that flood resilience measures are incorporated into the design of the development. Raising finished floor levels to be above the predicted 1 in 200 year (including an allowance for climate change) flood level (i.e. the design flood level) is the most sustainable option as it ensures internal flooding doesn't occur. We would expect flood resistance measures to be implemented in all situations where internal flooding could occur. Resilience measures should not be utilised instead of resistance measures but alongside them.

For more information on flood resilience techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction, 2007", which is available on the following website: <https://www.gov.uk/government/publications/flood-resilientconstruction-of-new-buildings>

Kind regards,

Amy

