

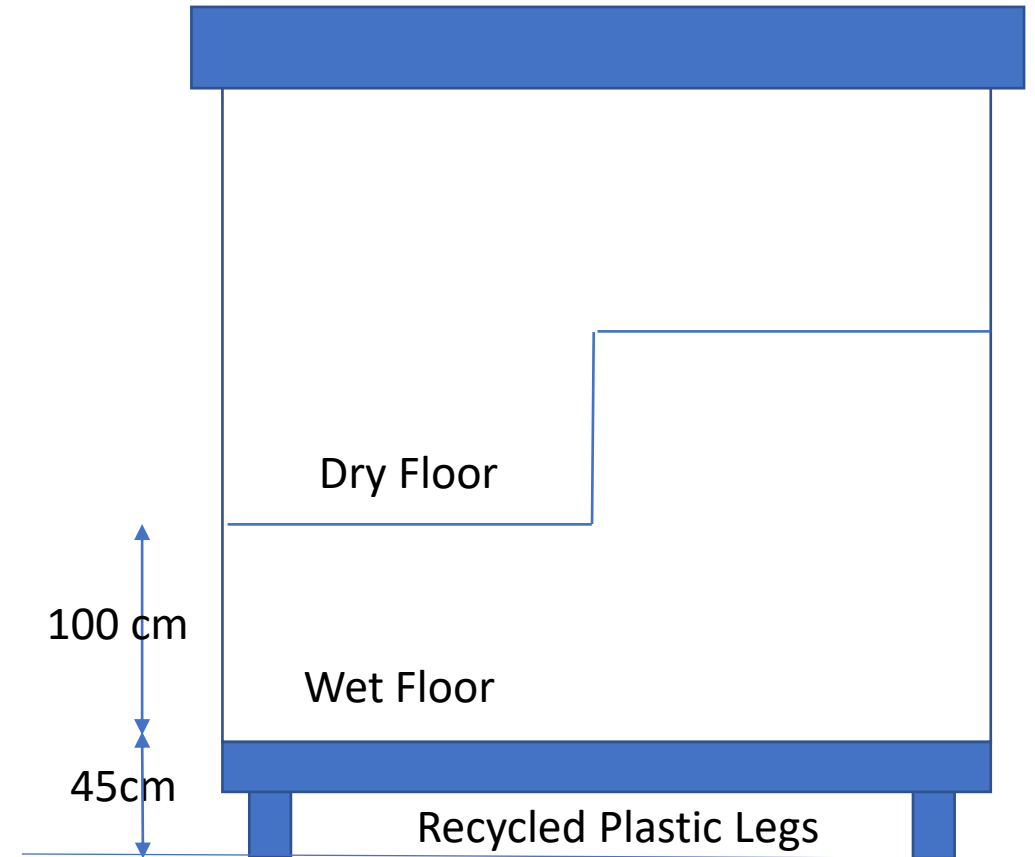
Flood Assessment for 70 Seaview Road Boathouse (minor extension) Proposal

- your site address
 - 70 Seaview Road, Hayling Island, PO11 9PE
- a description of your development
 - Wooden Boathouse stood on plastic legs, with lower wet floor for boats, and a raised dry floor for clothes, changing, sails and other dry storage
- an assessment of the flood risk from all sources of flooding for your development, plus an allowance for climate change
 - See next page. Boathouse Dry Floor will be 97cm above highest storm surge (1 in 200 years) after 30 years of climate change (Higher estimate)
- the estimated flood level for your development, taking into account the impacts of climate change over its lifetime
 - Given maintenance of the current sea defences there should be no flooding in 30 years allowing for climate change (Higher estimate)
 - Coastal Partners proposal is to raise sea defences from 2032 – if this were to happen it would make flooding less likely
- details of the finished floor levels
 - See next page
- details of your flood resistance and resilience plans
 - There is an existing sea defence across the foot of the property which has never been breached
 - We intend to continue to raise the current sea defences in line with sea level rise through regular adding of topsoil
 - Coastal Partners plan to increase the sea defences starting 2032 [Draft Hayling Island Coastal Management Strategy Oct 2022 by coastalpartners - Issuu](#)
 - Boathouse will be stood on plastic legs, and the dry floor is 97cm above highest expected storm surge in 30 years
- any supporting plans and drawings
 - See next page, following pages, and submitted plans
- any other information the relevant standing advice tells you to include

Flood Assessment

Boathouse Dry Floor will be 97cm
above highest storm surge
allowing for 30 years of climate change

	Today	+30 years Climate Change*
Boathouse Dry Floor	453 cm	453 cm
Boathouse Wet floor	353 cm	353 cm
Existing sea defences**	352 cm	374 cm
1 in 200 Year surge***	338 cm	360 cm
Site Lowest level***	308 cm	308 cm
Maximum normal local tide level	273 cm	295 cm
Ordnance Datum Newlyn	0 cm	0 cm



* [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/674212/flood-risk-assessments-climate-change-allowances.pdf)

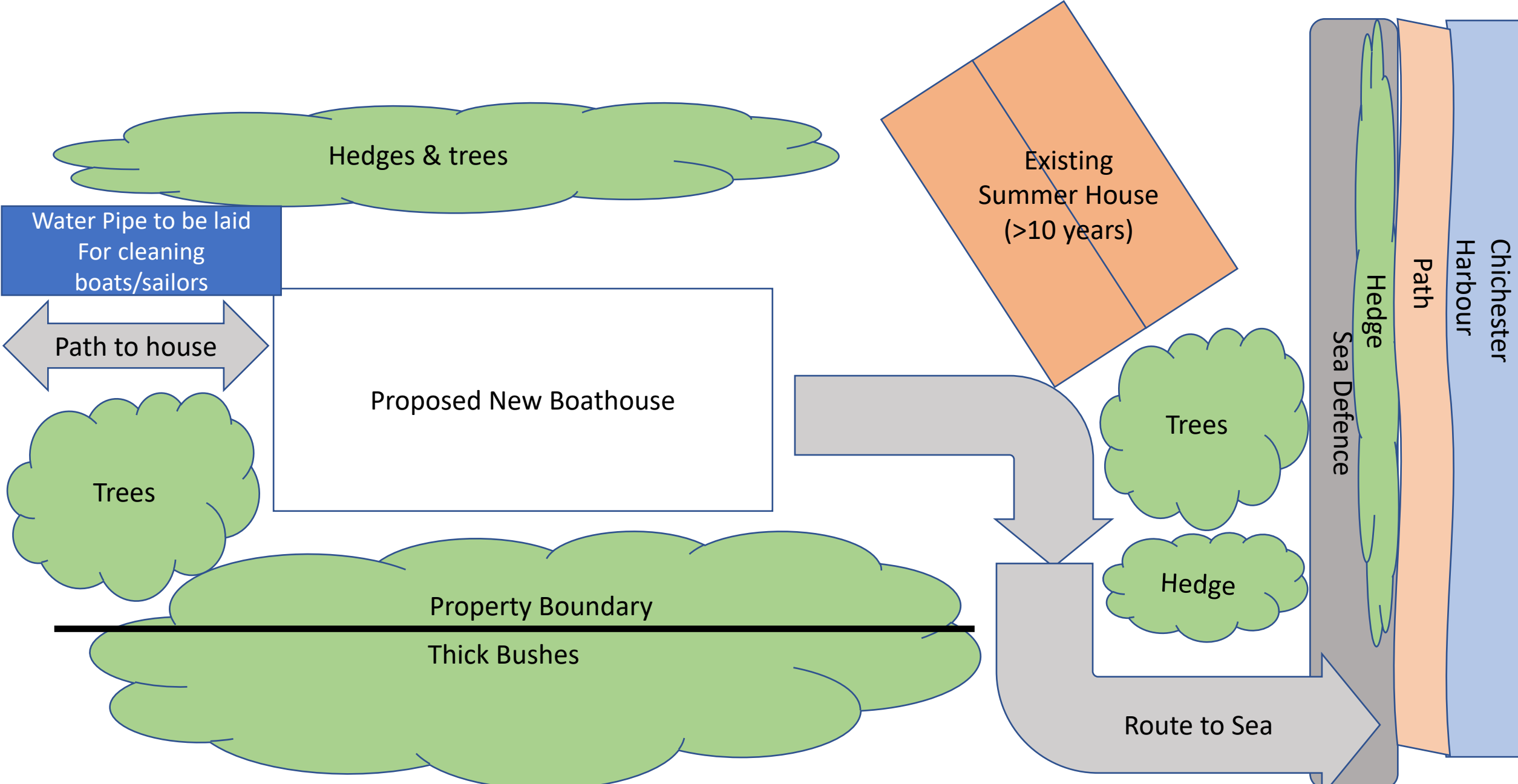
**We are planning on raising these in line with sea level rise. Costal Partners Plan to raise these starting 2032 [Draft Hayling Island Coastal Management Strategy Oct 2022 by coastalpartners - Issuu](#)

***Environmental Agency Assessment - point 3 see file attached (point 5 not used due to inconsistency)

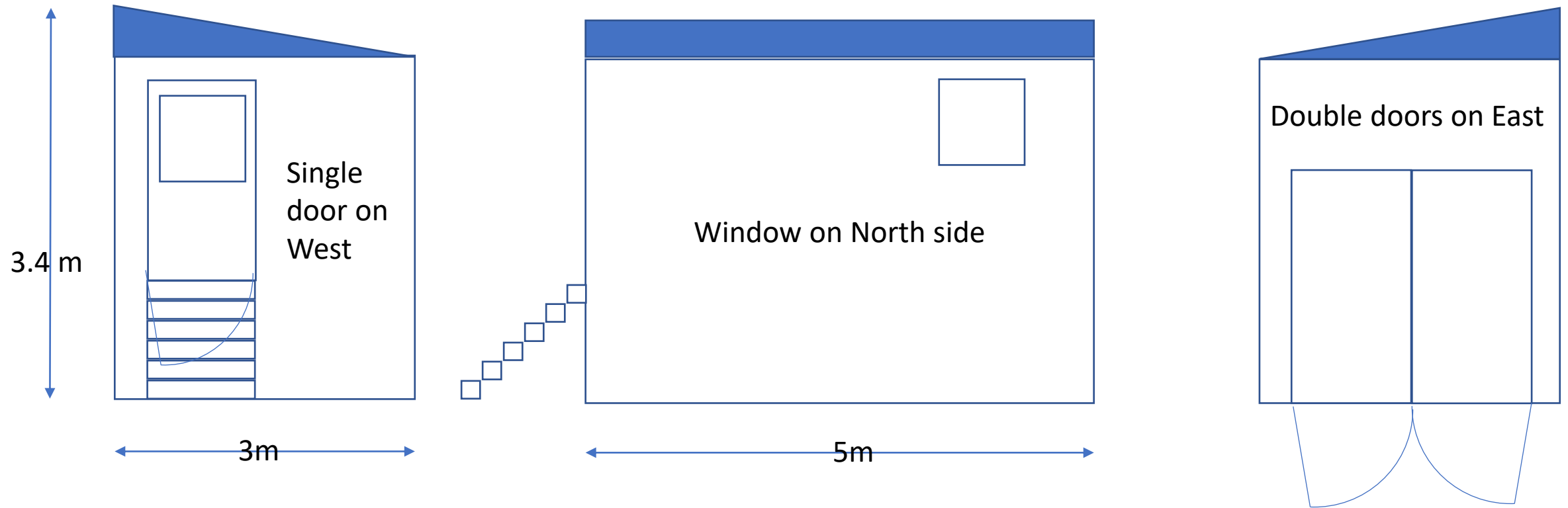
Aerial View – Proposed boathouse in green



Aerial view – Boathouse ‘invisible’ from harbour



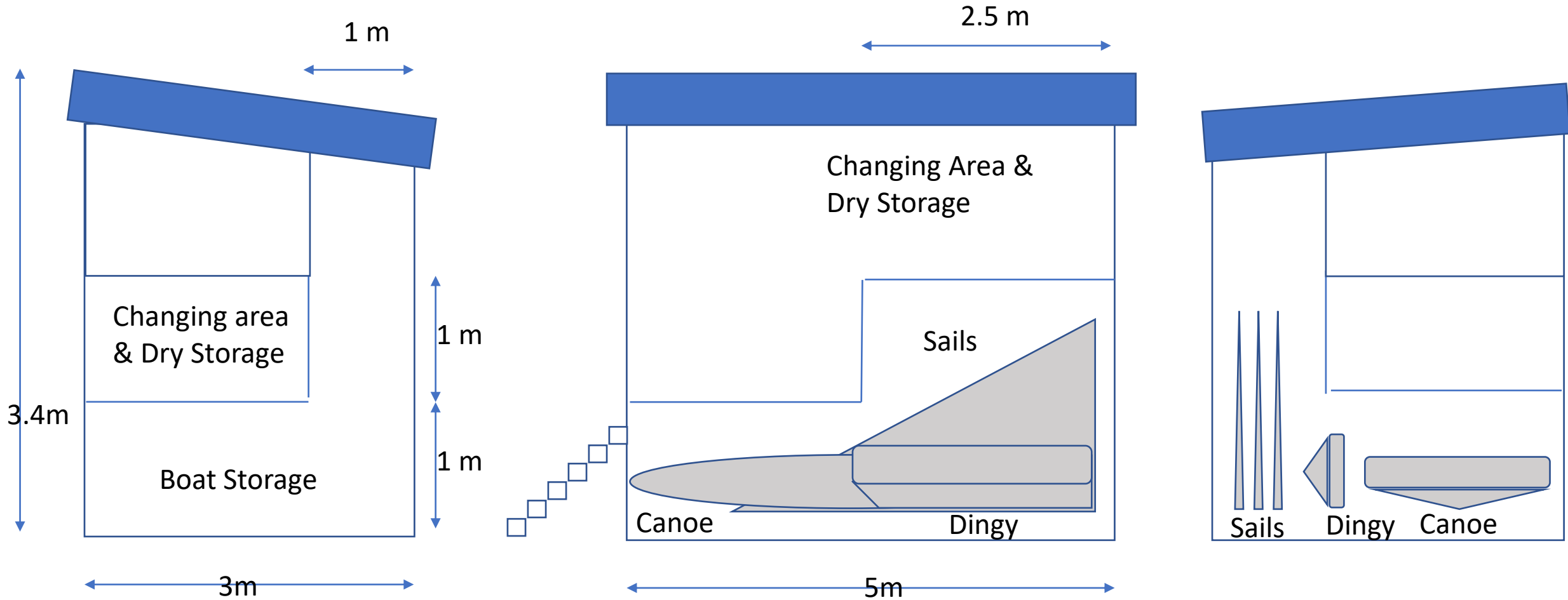
Outside view



Oak stained wood walls
Rubberised insulated roof
Stood on hand dug recycled plastic
legs to protect tree roots
Raised 3" above sea defence level
for flood protection

These dimensions are
rough, see design for
accurate

Inside view



These dimensions are rough, see design for accurate