



Good morning,

Coastal
Partners

Site Address: 3 Nutbourne Road, Hayling Island, PO11 9RT

Proposed Development: Detached residential dwelling with off street car parking and associated landscaping (resubmission of APP/20/01217).

Reference: APP/22/00724

Thank you for consulting with Coastal Partners on the above application, I can confirm that we have no objection in principle to the proposed development from a tidal flood risk perspective, however are able to offer the following comments and advice.

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

The applicant has submitted a Flood Risk Assessment (FRA) compiled by Arthurs Planning & Development, dated June 2022, which sufficiently outlines how flood risk at the site will be mitigated. As stated within the FRA:

- Ground floor levels will be raised to 4.2 mAOD, approximately 500mm higher than the existing ground level.
- Bedrooms and study will be located on the first floor.

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. 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>

Coastal Partners would also recommend that occupants of the property sign up to the Government's Flood Warning Service and consider preparation of a Flood Warning and Evacuation Plan, in accordance with advice from the EA.

Kind regards,

Emma Stainer

Coastal Engineer | M: 07590 444150

Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX