



Coastal
Partners

Please see the below consultation response from Coastal Partners.

Site Address: 208 Southwood Road, Hayling Island, PO11 9QL

Proposed Development: Refurbishment and remodelling of existing detached residential dwelling, including accommodation on the lower ground floor, amendment to roof form and some additional windows on the east elevation.

Reference: APP/21/01375

Response:

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 present day 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 shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) to be 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change. However, it should be noted that the PfSH SFRA is currently being updated to reflect the latest climate change guidance.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by ARK Environmental Consultancy Ltd and dated November 2021, sufficiently outlining how tidal flood risk at the site will be mitigated. The FRA advises that more recent, EA-approved flood modelling shows the 1:200 year extreme tidal flood level for Chichester Harbour in 2125 to be 4.67 mAOD.

As stated within the FRA, the proposed extension to the lower ground floor level will accommodate non-habitable uses, whilst all habitable accommodation is to remain on the upper ground floor, at a level of 5.45 mAOD. This is above the design tide level and includes a 750mm freeboard, therefore safe internal refuge would be available in the event of extreme tidal flooding.

Furthermore, the FRA proposes that a number of flood resistance and resilience measures will be considered for incorporation into the construction of the development.

It is worth noting that the proposed access and egress route for use during a tidal flood event is unlikely to be suitable for use, as this is also shown to lie within the present day Flood Zone 3. Occupants will be reliant on safe internal refuge and Coastal Partners would recommend the preparation of a Flood Warning and Evacuation Plan in accordance with advice from the EA, as well as occupants sign up to the Environment Agency's [Flood Warning Service](#).

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of any development in making their decisions.

Kind regards,

Amy Adams AMIEnvSc BSc(Hons)

Coastal Engineer | M: 07702 516472

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

