

Good morning,

Site Address: 7 Wheatlands Avenue, Hayling Island, PO11 9SG

Proposed Development: Demolition of existing bungalow and annexe; replacement 1No. 3 bed dwelling and annexe.

Reference: APP/22/00185

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 we are able to offer the following comments and advice.

The site is shown to partially lie within the Environment Agency's present day Flood Zone 2 and is therefore considered to be at risk from a 1:1000 year (0.1% annual probability) extreme tidal flood event. However from 2055 the whole site is expected to be within Flood Zone 2 and by 2085 Flood Zone 3. 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 Critchley Architecture And Design Ltd, v2 dated February 2022, sufficiently outlining how tidal flood risk at the site will be mitigated. The FRA states that finished floor levels will be raised 450mm above ground level sitting on open stilts to allow flood water to drain freely. A number of mitigation measures are also proposed including a flood resistant door, non-return vales on sewer pipes, separate electrical circuits for upper and lower floors and external doors to have slotted jamb provisions for flood boards. In addition to this there is no increase in the number of bedrooms proposed and the development provides betterment by placing the bedrooms on the first floor.

It is worth noting that access and egress is unlikely to be available during an extreme tidal flood event. 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,



Emma Stainer

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