

Houghton, Michelle

From: Adams, Amy
Sent: 18 March 2022 10:22
To: Havant Planning and Development Mailbox New
Cc: Stainer, Emma; Reid, Nicola
Subject: Consultation Response | APP/21/01346 50 Bembridge Drive, Hayling Island



Good morning,

Coastal
Partners

Please see the below consultation response from Coastal Partners.

Site Address: 50 Bembridge Drive, Hayling Island, PO11 9LU

Proposed Development: Remodelling of Dwelling including front extension raised ground floor level and addition of two floors

Reference: APP/21/01346

Response:

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

The site is shown to lie within the Environment Agency's (EA) present day Flood Zone 3 and is considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event.

According to the PfSH SFRA, the present day 1:200 year extreme tidal flood level for Chichester Harbour is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change. However, the SFRA is in the process of being updated to be in line with current climate change guidance. The latest guidance for calculating climate change sea level allowances can be found here: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

The applicant has submitted a brief Flood Risk Assessment (FRA) outlining details of how the application meets the requirements of the EA's standing advice for householder and minor extensions. It should be noted that standing advice only applies to householder extensions with floorspace of less than 250 square metres, and as this information is not clear within the application, the LPA should determine whether a full FRA is required, as other sources of flood risk may be present at the site, such as ground or surface water.

The application does not propose an increase in occupancy at the site, and the number of bedrooms at ground floor level is proposed to be reduced from four bedrooms to one, with the remainder to be set on the first and second floor. In addition, the applicant has proposed to increase the existing ground floor level by 500mm and there is no habitable accommodation proposed to be set at the basement level.

Coastal Partners would 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,

Amy Adams AMIEnvSc BSc(Hons)

Coastal Engineer | M: 07702 516472

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



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