

Good morning,

Please see the below consultation response from Coastal Partners.

Site Address: 204A Southwood Road, Hayling Island, PO11 9QL

Proposed Development: Demolition of existing conservatory and outbuildings; proposed two storey side extension with south facing balcony and roof terrace and single storey rear extension.

Reference: APP/21/00720

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, but are able to offer the following comments and advice.

The site is shown to lie partially within the Environment Agency's present day Flood Zone 3, therefore may 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 according to the Partnership for Urban South Hampshire Strategic Flood Risk Assessment (SFRA) is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115 (design tide level), 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#sea-level-allowances.

The applicant has not submitted a Flood Risk Assessment in support of the application, however, this is not required by the NPPF for proposed developments of this scale.

Though the proposed development will increase the number of bedrooms at the property from 1 to 2, this will not result in a significant increase in the occupancy of the building.

Furthermore, the Design & Access Statement for the proposed development outlines that floor levels within the proposed extension will be set no lower than the existing, in addition to the following flood proofing measures being incorporated, in accordance with EA guidelines for householder and other minor extensions:

- Power sockets and other electrical services will be set a minimum of 500mm above the finished floor level
- Door apertures will be designed to accommodate the future installation of a kite marked floor protection barrier

- If air bricks are used within the below DPC construction, proprietary air brick covers will be purchased by the applicant.

Coastal Partners would also recommend that occupants of the building prepare a Flood Warning and Evacuation Plan in accordance with advice from the Environment Agency, as well as signing up to the EA's Flood Warning Service.

Kind regards,

Amy Adams (née Stevens) AMIEnvSc BSc(Hons)

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