

Good morning,

Please see the consultation response below from Coastal Partners.

**Site Address:** 134 Sea Front, Hayling Island, PO11 9HW

**Proposed Development:** Demolition of existing detached residential dwelling, replaced by a new detached residential dwelling and associated landscape works.

**Reference:** APP/21/01021

**Response:**

Thank you for consulting with Coastal Partners on the above application, I can confirm that we wish to place a **holding objection** on the application, on the grounds that the Flood Risk Assessment (FRA) submitted in support of the application contains insufficient information to adequately assess tidal flood risk at the site over the lifetime of the development.

The site is shown to lie within the Environment Agency's present day Flood Zone 1 and is considered to be at low risk (less than 1:1000 year / 0.1% annual probability) of experiencing an extreme tidal flood event. However, the site is surrounded by Flood Zones 2 and 3 and is predicted to move into these during the lifetime of the new dwelling. Therefore, the site 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 has been shown to be 3.4 mAOD by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA), increasing to 4.5 mAOD by 2115, due to the effects of climate change. However, it should be noted that the PfSH SFRA is currently being revised in line with updated climate change projections. The latest guidance for calculating climate change sea level rise allowances can be found here: [www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#sea-level-allowances](https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#sea-level-allowances).

The applicant has submitted an FRA, compiled by Arthurs Planning & Development and dated September 2021. The FRA states that the existing ground finished floor levels (FFLs) of 5.6 mAOD will be retained for the new dwelling, however does not state these in relation to the extreme tidal flood levels or impacts of climate change.

In addition, the FRA does not consider safe access and egress, including an evacuation route in the event of extreme tidal flooding. On this basis, occupants would be reliant on the provision of safe internal refuge, set above the 1:200 year design tide level, potentially placing a burden on local emergency services.

Furthermore, whilst the quantity of sleeping accommodation is not proposed to be increased, the floor plans show that all sleeping accommodation will be moved from the first floor to the ground floor in the new dwelling. The applicant should therefore clarify whether safe internal refuge will be available for occupants.

**Overcoming our Objection:**

The applicant should submit a revised FRA, appropriate to the scale and nature of the development, demonstrating that the development is safe and does not increase flood risk elsewhere, and where possible, reduces flood risk overall.

Within the revised FRA, we would expect the following additional information to be addressed:

- How flood risk at the site is predicted to increase with climate change and how this will be mitigated over the lifetime of the development;
- Demonstration of safe access and egress for the site over the lifetime of the development;
- Evidence that the FFLs have been set with the predicted 1:200 year extreme tidal flood levels for the site in mind; and
- How the residual flood risk will be mitigated over the lifetime of the development, including the incorporation of flood resistance and resilience measures, where appropriate, and the preparation of a Flood Warning & Evacuation Plan, in accordance with advice from the Environment Agency.

If this cannot be achieved, Coastal Partners are likely to maintain this objection. Production of a revised FRA will not automatically result in the removal of an objection.

Kind regards,

**Amy Adams (née Stevens)** AMIEnvSc BSc(Hons)

**Coastal Engineer** | M: 07702 516 472

**Coastal Partners**, Havant Borough Council, Southmoor Offices, PO9 1QH



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