

Good afternoon,

Please see below the consultation response for the following application.

Site Address: 17 Haslemere Gardens, Hayling Island, PO11 9SD

Proposed Development: Removal of existing static mobile home and demolition of outbuildings; erection of 1No. 2 bed single storey dwelling with amenity area and parking.

Reference: APP/21/00644

Response:

Thank you for your consultation on the above application, I can confirm that Coastal Partners wish to place a **holding objection** on the application, on the grounds that the site is shown to be at risk from tidal flooding, however no Flood Risk Assessment has been submitted in support of the application.

The site is shown to lie within the Environment Agency's present day Flood Zone 3 and may therefore be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event, though is shown to be within an area benefitting from flood defences. For information, 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.

The applicant has submitted some flood risk information for the site from the Gov.uk website, which indicates that the site is located within Flood Zone 3, however does benefit from the presence of coastal flood defences.

As required by the National Planning Policy Framework (NPPF) for all developments located within the present day Flood Zone 3, the applicant should submit a Flood Risk Assessment (FRA).

Overcoming our Objection:

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

Within the FRA, we expect the following to be addressed:

- The sources of flooding which could affect the site, to include tidal, fluvial, groundwater and surface water flooding, along with the likelihood of each occurring;
- How flood risk at the site is predicted to increase with climate change and how this will be mitigated;
- Demonstration of safe access and egress routes for the site;
- The existing ground levels of the development site, the predicted tidal flood levels for the site area and evidence that the finished floor levels (FFLs) have been set with these in mind (all in metres above ordnance datum – mAOD);
- 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.

More information on how to complete an FRA can be found [here](#).

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

Kind regards,



Coastal
Partners

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