

Good morning,

Application number: APP/21/00913

Site Address: 48 Sinah Lane, Hayling Island, PO11 0HH

Proposed Development: Variation of conditions 2 (approved plans), 5 (landscaping), 9 (materials), 10 (hardsurfacing) and 15 (means of enclosure) of Planning Permission APP/20/01223 (Demolition of existing dwelling and erection of replacement dwelling including new summer house and garage together with new driveway access with associated landscaping) - to include provision of first floor accommodation over garage and revised summerhouse and terrace arrangements with new sea wall.

Thank you for your consultation on the above application. Coastal Partners 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 and is therefore considered to be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. The footprint of the current dwelling, however, is shown to lie within Flood Zone 1 (low risk of flooding – less than 1:1000 year / 0.1% annual probability) for the lifetime of the development. The northern boundary of the site is partially located within Flood Zones 2 and 3.

For information, the present day 1:200 year extreme tidal flood level for Langstone Harbour according to the Partnership for Urban South Hampshire Strategic Flood Risk Assessment (SFRA) is 3.3 mAOD, increasing to a predicted 4.4 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 submitted an updated Planning Statement (including Design and Access and Flood Risk) compiled by Hebden design studio, referenced Rev 03 which covers Flood Risk. It sufficiently outlines how tidal flood risk at the site will be mitigated. As stated within the Design and Access Statement:

- The proposed floor levels will be at 5.05 AOD
- the development will incorporate flood resistance and resilience measures as recommended by the Environment Agency including:
 - Materials selected for their durability in times of flooding eg water resistant render
 - Closed-cell type insulation in cavity walls
 - Non-return valve in sewer pipe
 - Kitchen units on legs concealed by removable kick boards
 - Fridge on raised plinth
 - Raised electrical sockets
 - Permeable surfacing within the garden



- Tiled internal floors
- Sump pump in basement
- Appropriate flood warning and evacuation plans will be in place to protect residents in the event of a flood

These measures are an improvement on the existing property. You, as the Local Planning Authority, may choose to condition these measures to ensure the development will be safe for its lifetime.

The summer house will be located within Flood Zone 3, however, the design and access statement states that it will be used for the storage of boats and other equipment and will not provide any habitable accommodation.

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 new development in making their decisions.

Kind regards,

Emma Stainer

Coastal Engineer | M: 07590 444150

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