

Sent: 14 October 2016 10:57

To: Heather Lealan

Subject: 3 Bembridge Drive, Hayling Island, PO11 9LU | APP/16/00971

Dear Heather,

Site Address: 3 Bembridge Drive, Hayling Island, PO11 9LU

Proposed Development: Erection of 1No. 1 bed ground floor flat

Reference: APP/16/00971

Response:

Thank you for your consultation on the above application. I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development.

The site is currently located within Flood Zone 2 (1 in 1000 year/0.1% annual probability of tidal flooding), and is expected to do so until at least the year 2055. As a result of predicted climate change, it is expected that the proposed development site will be located within Flood Zone 3 (1 in 200 year/0.5% annual probability of tidal flooding) by the year 2085.

The proposed ground floor slab level for the new buildings is 4.3m AOD, as outlined in the Flood Risk Assessment (FRA) submitted. This is above the predicted 4.1m AOD 1 in 200 year flood level for Chichester Harbour for 2085. Whilst the predicted 1 in 200 year tidal flood level for Chichester Harbour for the year 2115 is 4.5m AOD, the progressive nature of tidal flooding means there should be sufficient warning for occupants of the property to safely evacuate in the event of extreme tidal flooding.

It should be noted that at this location there is a risk of wave and spray overtopping of the beach and coastal defences. This has in the past resulted in surface water flooding of the road network including Bembridge Drive, Culver Drive and Southwood Road in the local vicinity to the site. Should a similar event occur it is likely that access to and from the property may be affected. More information on the extent of this flooding can be sourced from the Partnership for Urban South Hampshire Flood Risk Assessment and is contained within the Historic Flood Map layer (<http://maps.hants.gov.uk/push/default.aspx>).

Eastoke Beach Management Works:

The ESCP are in the process of updating coastal defences at Eastoke. Upon completion, the defences will offer a 1 in 200 year standard of protection (SoP) against tidal flooding, and will be of direct benefit to this development.

Kind regards,

Amy Stevens

Apprentice Coastal Technician/Surveyor