

From: Emily Last
Sent: Wed, 6 Jan 2016 15:52:14 +0000
To: Planning and Development Shared Mailbox
Subject: 24 Wheatlands Avenue, Hayling Island - demolition of existing dwelling and erection of 2no. 2 bed bungalows

Dear Mr. Eaves,

Planning Application: 24 Wheatlands Avenue, Hayling Island, PO11 9SG – Demolition of existing dwelling and erection of 2No. 2 bed bungalows.

Reference: APP/15/01406

Many thanks for your consultation on the above planning application. I can confirm that the Eastern Solent Coastal Partnership **objects** to the proposed development. The measures to mitigate the residual flood risk are not considered sufficient.

Although the development will be set 600mm above the ground level, there is no indication what this level is compared to tide levels. As a housing development, the assume lifetime of the project is 100 years and therefore, future tidal conditions should also be reviewed when designing the project. For your information the present day 0.5% probability (1 in 200 year) extreme tide level for Chichester Harbour is 3.4m AODN and the 0.5% probability (1 in 200 year) extreme tide level for this area in the year 2115 is 4.5m AODN.

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 at Southwood Road, Wheatlands Avenue and the surrounding road network. 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>).

Many thanks,

Emily Last

Coastal Engineer

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Our website: <http://www.escp.org.uk>

Also, to find out more about our Solent Bird Studies project please visit our new website: <http://solentbirds.org.uk/>



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