



To: Mrs Heather Lealan Havant Borough Council	From: Scott Mills Coastal Engineer Tel: 02392 446 256
Date: 23 October 2014	On behalf of Eastern Solent Coastal Partnership

LOCATION: 78 SOUTHWOOD ROAD, HAYLING ISLAND, PO11 9QF

PROPOSAL: Demolition of existing detached 4 bed chalet bungalow and erection of 1 No.4 bed house with integral garage at lower ground level, rear first floor terrace and associated parking and landscaping

Ref No: APP/14/00901

Coastal Partnership Position

The Coastal Partnership has no objection to the proposed development subject to the following conditions.

Condition 1

That all mitigation measures set forth in the FRA are implemented.

The applicant has submitted a flood risk assessment for the site compiled by Betts associates, reference FRA259 dated May 2014. The development shall be carried out in accordance with this approved FRA.

All measures to reduce the risk of flooding shall be fully implemented prior to opening and occupation of this new building.

Reason – To reduce the risk of flooding to the proposed development and future occupants.

Advice to local planning authority and applicant

The submitted FRA indicates that the proposed first floor threshold level will be 5.8 mAOD which is 325mm above existing floor levels on the site. The FRA indicates this level is sufficient as long as existing defences are maintained. The report does not mention waves on top of still water level. We advise the applicant to consider the addition of waves to current Sea Level Rise projections and consider if the existing threshold still remains appropriate.

We advise that owner to sign up for the EA flood warning service which will provide accurate and regular warnings of any events putting the property at risk. It is also recommended that the owner produces an evacuation plan with details of actions to undertake in the event of a flood. Information is available through the Environment Agencies website. Alternatively contact the ESCP at info@escp.org.uk for more information.

That the property considers appropriate resistance and resilience measures to reduce the risk of inundation and damage to the property. Raised electricity sockets are advised and easy clean floors and walls on the lower floor of the property. Flood barriers and flood proof air bricks may also be appropriate for this construction and would further reduce impacts in an extreme event.

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 Southwood Road and Nutbourne Road to the south of 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>).

It should also be noted that the plot to the west of the application site is used as a compound for Havant Borough Council's coastal management operations. This is an operational site and will at times be used for the storage of plant and materials. Hayling Island seafront and Eastoke Point has beach management activities planned over the forthcoming years in order to manage the risks of coastal flood and erosion risks along the coastline. More information regarding these works may be found on our coastal management webpages www.havant.gov.uk/coastal

That this new property as a beneficiary of coastal protection in this area considers contributing to future management of reduce flood risk.