



To: Mr Richard Nash Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 30 May 2013	On behalf of Eastern Solent Coastal Partnership

LOCATION: 28 The Kench, Ferry Road, Hayling Island, PO11 0DF

PROPOSAL: Demolition of existing 2 bed detached bungalow. Construction of replacement 2 bed bungalow and external decking area to rear.

REF: APP/13/00190

Response

The Coastal Partnership has no objection to this proposal which includes the demolition of the existing property and construction of a new property.

The applicant has submitted a revised flood risk assessment for the site dated May 2013 revision A ref: SU 68938, 00005 50.795516N, -1.0232279W, the content of which is acceptable.

The flood risk assessment proposes a lower floor slab to that of the previous design. This reduces the building's resilience to flooding over the previous design, but betterment to the existing situation. The flood risk assessment also proposes other measures to ensure that the building can recover from flooding more effectively.

We would also recommend that the applicant ensure residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the property.

Advice

The site is shown to be within the Flood Zone 3 of the Environment Agency's Flood Maps. Access to the site via Ferry Road may also be limited during an extreme tidal flood event.

For your information the present day 0.5% probability (1 in 200 year) extreme tide level for Langstone Harbour is 3.3m AODN and the 0.5% probability (1 in 200 year) extreme tide level for this area in the year 2115 is 4.4m AODN.
