



To: Mr Richard Nash Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 21 March 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 flood risk assessment for the site dated February 2013 ref: SU 68938, 00005 50.795516N, -1.0232279W, the content of which is acceptable.

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.

We would recommend that the applicant ensure residual flood risk is managed on this site by implementing the recommendations contained within the Flood Risk Assessment for dealing with residual flood risk on the site and that an appropriate flood warning and evacuation plan for the property is compiled.

With relation to the construction we make the following recommendations:

- i) Natural England should be consulted with regard to timing and impact of any construction on the various environmentally designated areas containing and adjoining the site;
 - ii) Langstone Harbour Board may also wish to be consulted about the application. The applicant should discuss with the Board the requirement to apply for a works licence for this proposal.
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