

Local planning Authority: Havant Borough Council

Reference: APP/25/00638

Site Address: 8 Selsmore Avenue, Hayling Island, PO11 9PB

Proposal: Division of site into two to allow the construction of a three bedroomed detached bungalow to the rear. Partial demolition and remodelling of front property

Coastal Partners Comments

Thank you for consulting Coastal Partners on the above application.

I confirm that the site lies in Flood Zone 1 for tidal flood risk in the present day, indicating low risk of tidal flooding. However, with climate change taken into account, the site is considered to be at risk in the future according to the National Flood Map for Planning and the Council's Strategic Flood Risk Assessment. The applicant has submitted a Flood Risk Assessment which acknowledges that there is a high risk of future flooding at the site.

The Applicant's FRA has appropriately considered current and future risk, making extensive reference to the Council's Strategic Flood Risk Assessment. Taking a precautionary approach of considering the undefended scenario and the upper climate change allowances in 2122, it is concluded that flood depths at the site will be up to 0.50m.

They then suggest finished flood levels 600mm above the existing ground level as a way of addressing this. This raises a concern with regard to whether the proposed dwelling will be safe, as [EA guidance](#) recommends that finished floor levels should be a minimum of whichever is higher of 600mm above the:

- average ground level of the site
- adjacent road level to the building(s)
- estimated river or sea flood level for the site

In this case, the estimated flood level is 500mm higher than the ground level.

Coastal Partners therefore recommend that the applicant should achieve finished floor levels 600mm above the expected flood level. If this is not possible, they should demonstrate why it is not, as well as designing the new dwelling with suitable flood resistance and resilience techniques / methods to 600mm above the expected flood level.

Whichever levels are finally proposed, the LPA may wish to request plans which show the floor levels represented on plans and elevations, so that the design implications of proposed raised floor levels may be considered.

End Note:

Coastal Partners makes comments only on flood risk in relation to tidal flood risk, and it is for the LPA to consider all other forms of flood risk as required by the NPPF and PPG. Equally, it is for the LPA to satisfy themselves that any NPPF / PPG / local policy requirements for passing the sequential and exception tests have been met for all forms of flooding, including for tidal risk.



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