

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 bedrooomed detached bungalow to the rear. Partial demolition and remodelling of front property

Coastal Partners Comments

Thank you for re-consulting Coastal Partners on the above application.

Since we commented in November 2025, the applicant has provided an updated Flood Risk Assessment (Revision E, dated March 2026). While the FRA does not explain why floor levels may not be raised above the expected flood level by the recommended amount of freeboard, it is accepted that finished floor levels are proposed to be raised above the expected flood level. The revised FRA also explores further building level resistance and resilience measures.

Since these are to be relied upon to make the development safe, it is recommended that the measures set out at paragraph 8.3.7 of the FRA (Revision E) be secured by condition.

In addition, Coastal Partners recommended that the occupiers sign up to the Environment Agency's Flood Warning Service, as suggested in the FRA.

Please note again that 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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