

Local planning Authority: Havant Borough Council

Reference: APP/26/00246

Site Address: 3 Bosmere Road, Hayling Island, PO11 9SB

Proposal: Single and two storey rear extensions with loft conversion including rear first floor balcony. Alterations to fenestrations and external materials.

Coastal Partners Comments

Thank you for consulting Coastal Partners on the above application.

The applicant's FRA appears to have consulted the 'Long Term Flood Risk Service' rather than the 'Flood Map for Planning Service' online, and has concluded that the site is at low risk. However, parts of the site lie in the Environment Agency's Flood Zone 3 and are therefore considered to be at high risk (1 in 200 year / 0.5% annual probability) of experiencing an extreme tidal flood event. In addition, while the National Flood Map for Planning has no data for the climate change scenario for this area, the Council's Strategic Flood Risk Assessment shows that the remainder of the site, as well as the access routes to it, are at risk of flooding once climate change is taken into account.

Given the nature of the proposal - a relatively minor extension to an existing dwelling - Coastal Partners consider that there is no notable increase in tidal flood risk and therefore do not raise an objection to the proposal.

Nevertheless, the applicant should consider:

- using flood resilient and resistant construction methods, see [Improving the flood performance of new buildings in flood risk areas - GOV.UK](#)
- signing up to the Environment Agency's Flood Warning Service, at [Get flood warnings by text, phone or email - GOV.UK](#)

End Note:

Coastal Partners makes comments only in relation to tidal flood and erosion risk, and it is for the LPA to consider all other forms of flood risk as required by the NPPF and PPG, taking advice from any relevant consultees. 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.

If surface water drainage comments are sought, please request these directly from the Havant Borough Council's Civil Engineering and Landscape Team (CELT).



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