Site Address: 6 Lime Grove, Hayling Island, PO11 0HS
Proposed Development: Rear extension to gym in rear single storey out building
Reference: APP/26/00343

Response:

Thank you for consulting Coastal Partners on the above application, we are able to offer the following comments and advice.

The site is located entirely within the Environment Agency's present day Flood Zones 2 and 3 and is therefore at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. Severity of flood risk is likely to increase with time due to the effects of climate change.

The proposed development does not increase the provision of sleeping accommodation at the property or increase the likely occupancy of the property.

The applicant has provided a Flood Risk Assessment (FRA) in the form of the Environment Agency's 'Household and minor extensions in Flood Zones 2 and 3' standing advice. It states that the floor levels will be set no lower than existing, and flood proofing has been incorporated where appropriate. However, it does not confirm any specific details about what flood proofing will be incorporated.

The proposed mitigation measures may be considered proportionate to managing the risk at the site, given the proposed use as a gym. **No objection** arises from Coastal Partners given the particular use as a gym, but the LPA is advised that they must make their own determination as to whether they consider the development to be safe, given the location of the site in FZ3. If the LPA is minded to grant planning permission, it is recommended that mitigation measures are secured by condition.

It is also recommended that the occupants of the dwelling at the site and users of the gym sign up to the Environment Agency's Flood Warning Service.

End Note: Coastal Partners makes comments only on flood risk in relation to tidal flooding, 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 tidal risk.

Kind regards,

Coastal Partners**Emma Howarth**

Coastal Engineer | M: 07590 444150
Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

(Please note my working days are Monday –Thursday)

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