Good morning,

Please see the below consultation from Coastal Partners.

Site Address: 8 The Kench, Ferry Road, Hayling Island, PO11 0DF

Proposed Development: Alterations and enlargement of existing bungalow; raised floor level and roof height

Reference: APP/26/00278

Response:

Thank you for consulting with Coastal Partners on the above application, we have no objection in principle to the proposed development, but are able to offer the following comments and advice.

The site is located entirely within the Environment Agency's present day Flood Zone 3, therefore is considered to be at high risk (1 in 200 year / 0.5% annual probability) of experiencing an extreme tidal flood event.

The applicant has submitted a Flood Risk Assessment (FRA) outlining how flood risk at the site will be mitigated.

As noted within the FRA, the site falls under the Environment Agency's Flood Risk Standing Advice for Minor Extensions. The proposed development will not increase the provision of sleeping accommodation at ground floor level.

The FRA states that finished floor levels (FFLs) of the proposed extension will be raised 150mm above the existing, to 4.05mAOD. Whilst FFLs would ideally be raised a minimum of 600mm above the design flood level in accordance with the Standing Advice, we acknowledge that this is a betterment from the existing.

The FRA also advises that flood resilience measures will be incorporated to a minimum of 600mm above FFLs and has outlined measures for flood warning and evacuation.

Kind regards,

Amy

Coastal Partners**Amy Adams BSc(Hons) PGDip**

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Working Hours: Tuesday, Wednesday AM, Thursday AM, Friday